



EFFECT OF PERCEIVED RISK, PERCEIVED BENEFIT, PROCEDURAL FAIRNESS, OUTCOME EFFICIENCY AND PROBLEM PERCEPTION ON BEHAVIOURAL ATTITUDE TOWARDS INTENTION OF ACCEPTING COMPULSORY ACQUISITION PRACTICE IN BAUCHI METROPOLIS, NIGERIA

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Abstract

This paper aimed to investigate the effect perceived risk, perceived benefit procedural fairness, outcome efficiency and problem perception on community behavioral attitudes towards compulsory Acquisition practice in Nigeria. This paper adopted a survey questionnaire research design. 118 questionnaires were randomly distributed and 110 were retrieved from the affected household heads who were the target audience of the research. Regression analysis was used for data analysis. The findings revealed that Problem Perception (PP) on compulsory acquisition was the most significant factor that may lead to the acceptance or otherwise of compensation, Perceived benefit also has significant effect on Behavioural Attitude of intention to accept compensation. However Perceived Risk (PR), Procedural Fairness (PF), Distribution Fairness (DF) and Outcome Efficiency were found not to have a significant effect on Behavioural Attitude towards acceptance of compensation. The determinants cumulatively determined 76.4 per cent ($R^2 = 0.764$) of the variance that exist in the dependent variable Behavioural Attitude.

Keywords: *Compulsory acquisition and Compensation, Cognitive perception, Behavioural Belief, Perceived Quality, Behavioural Attitude, Problem*

Perception, Perceived Benefit, Perceived Risk, Procedural fairness, Distribution fairness, outcome efficiency.

INTRODUCTION

Different academic authorities have carried out some studies on the review of the Nigerian Land Use Act, but yet nothing has been done about it. Jonathan (2019) states that, being a core and necessary governmental power, compulsory acquisition has always attracted controversy, both in theory and practice. Sule (2019) argued that compensation can never be adequate unless Land Use Act is Amended in other to reflect realities as regard to ownership and transparent methods of assessment for compensation. Kehinde (2019) opined that the Land Use Act of 1978 (LUA) has failed to achieve some of its objectives. The rural poor and the vulnerable are those most affected. The failure is ascribed to problems inherent in the Act and poor implementation. This also leads to poor implementation of compulsory acquisition and compensation process.

The importance of land to a man can never be overemphasize, there is no land without owner, the ownership may be individual, corporate, communal or nation at large. Being an owner there is always feeling of self-ownership, that feeling of self-belonging developed a lot of cordial relationship between man and its environment. Many have experienced some form of affective bond, either positive or negative, pleasant or unpleasant, with some place or other place that can be related to our current or past experience (childhood places).

Many people are evicted from their home for compulsory acquisition by Government with the aim of overriding it for public services and providing compensation which in many cases is neither fair not adequate to the affected ones without considering the psychological imbalance caused. Food and Agriculture Organisation of the United Nations (2019) states that if you are talking about sustainable development, there is need for government to provide public facilities and infrastructures that ensure security and safety, health and welfare, economic and social enhancement, protection and restoration of natural environment.

FAO (2019) further opined that in providing such facilities and infrastructures the first step in the process is land acquisition. Specific locations may be suitable for a specific facility such road widening and government may decide to acquire such land. Such land may not be on sale at the time it is required, therefore

government may decide the power provided by Land Use Act, which gives the government power to compulsory acquire land for overriding public purpose. Compulsory acquisition is the power of government to acquire private rights in land without the willing consent of its owner or occupant in order to benefit society. A study carried out by Usman, Salihu, Oyewole Tijjani and Idris (2019) opined that Compulsory land acquisition in common law is an inherent power of government to seize private interest in land and landed property, expropriate property without the willingness/consent of the affected landholders. The researchers further elaborate that it is also referred to as the rights of government to take possession of property it does not own for overriding public interest. In addition, Compulsory land acquisition has different terms in relation to different countries, in the United States of America it is referred to as eminent domain, while it is being regarded as compulsory acquisition in Austria or expropriation in South Africa and the United Kingdom it is called compulsory purchase.

Sule (2019) in his study stated that compulsory acquisition is an act through which local and national government obtain land and premises for the purpose of development after they consider this as best interest of the public. Jonathan (2019) also ascertained that Compulsory acquisition is the power of government to acquire private rights in land for a public purpose, without the willing consent of its owner or occupant. Compulsory acquisition requires finding the balance between the public need for land on the one hand, and the provision of land tenure security and the protection of private property rights on the other hand. Compulsory acquisition is inherently disruptive. Being a core and necessary governmental power, compulsory acquisition has always attracted controversy, both in theory and practice.

Therefore, this study will bridge the gap by investigating the community acceptance of compulsory acquisition and compensation practice in Bauchi Metropolis using the variables of Theory of Planned Behavior (TPB) in Huijts, Molin and Steg (2012). The variables include intention to accept, cognitive perception, perceived quality, behavioral belief and attitudes. Hence this study will assess the effects of community's cognitive perception, behavioral belief and perceived quality on their behavioral attitudes towards practice of compulsory acquisition and compensation in the study area. It will also assess the effect of behavioural attitudes on intention to accept compensation practice in the study area.

LITERATURE REVIEW

Overview of Compulsory Acquisition and Compensation

Compulsory acquisition is the power of government to acquire private rights in land without the willing consent of its owner or occupant in order to benefit society. Based on the study carried out by Sule (2019) opined that compulsory acquisition is an act through which local and national government obtain land and premises for the purpose of development after they consider this as best interest of the public. Jonathan (2019) also ascertained that Compulsory acquisition is the power of government to acquire private rights in land for a public purpose, without the willing consent of its owner or occupant. Compulsory acquisition requires finding the balance between the public need for land on the one hand, and the provision of land tenure security and the protection of private property rights on the other hand. Compulsory acquisition is inherently disruptive.

It is a power possessed in one form or another by governments of all modern nations. This power is often necessary for social and economic development and the protection of the natural environment. Land must be provided for investments such as roads, railways, harbors and airports, for hospitals and schools, for electricity, water and sewage facilities; and for the protection against flooding and the protection of water courses and environmentally fragile areas. A government cannot rely on land markets alone to ensure that land is acquired when and where it is needed. However, a number of countries require that the government should attempt to buy the required land in good faith before it uses its power of compulsory acquisition (FAO,2019).

The above authority further states that it is important to balance between the need for the citizens for land and the provision for land tenure security and the protection of private property right on the other side. While looking on how to balance up, countries should apply principles that ensure that the use of this power is limited, i.e. it is used for the benefit of society for public use, public purpose, or in the public interest. Legislation should define the basis of compensation for the land, and guarantee the procedural rights of people who are affected, including the right of notice, the right to be heard, and the right to appeal. It should provide for fair and transparent procedures and equivalent compensation.

Guiding Principles for Compensation

FAO (2019) outline some guiding principles for legislators to be considered on compulsory acquisition which are as follows, Protection of due process and fair procedure. Rules that place reasonable constraints on the power of the government to compulsorily acquire land strengthen the confidence of people in the justice system, empower people to protect their land rights, and increase the perception of tenure security. Rules should provide for appropriate advance consultation, participatory planning and accessible mechanisms for appeals, and should limit the discretion of officials.

Good governance, Agencies that compulsorily acquire land should be accountable for the good faith implementation of the legislation. Laws that are not observed by local officials undermine the legitimacy of compulsory acquisition. Good governance reduces the abuse of power and opportunities for corruption. Equivalent compensation, Claimants should be paid compensation which is no more or no less than the loss resulting from the compulsory acquisition of their land. Laws should ensure that affected owners and occupants receive equivalent compensation, whether in money or alternative land. Regulations should set out clear and consistent valuation bases for achieving this.

Compulsory land acquisition and the incidence of variation between Compensation offered and Private Valuers Value

Ample studies have been carried out on various aspects of property acquisition and compensation, however further studies informing and stimulating robust discussion on variation in property compensation issues are needed. This would enhance a sustainable land management planning, development and land reform policy. A look at few of the existing studies around the world and Nigeria in particular include, Alias and Daud (2006) who conducted a questionnaire survey among practicing valuers to discern their views with regard to payment of adequate compensation for land acquisition in Malaysia. The survey revealed the views that compensation attributes under the stipulated laws are not sufficient to achieve adequate compensation. Tomson (2007) investigated key issues in valuation for expropriation in Estonia where valuation was carried out by Private Valuers and not by government valuers. The main issue found is the contradiction between market value and economic loss because in many cases,

there is no connection between market value and losses defined by property owners. Salauyova (2007) also appraised compensation in compulsory purchase of residential property in Belarus.

Compensation was assessed by special organizations with qualified valuers. Findings shows that compensations are over two times higher than the market value but the treatment of landowner is not equal. Norell (2007) addressed the issue of market value as a fair and objective measure for determining compensation in compulsory acquisition of land in Sweden. According to the findings, market value is normally too low for a property owner to feel been fully compensated. The level of compensation is therefore too low to result in a fair balance between public and private interests.

Nuhu (2007) examined the process of land acquisition and compensation in the development of the new capital territory, and reveals that the existing provisions of the law cannot compensate dispossessed land owners adequately. Corroborating this assertion in Nigeria, Kakulu (2007) pointed out that valuation for compensation unlike other forms of valuation can be subject to scrutiny by other parties such as civil society and human rights groups if there is an outcry of inadequacy and in order for valuers to be protected, standards are required. Equally, Nuhu (2008) examines land acquisition in Abuja the Federal Capital Territory (FCT) of Nigeria with particular emphasis on the payment of compensation. Descriptive analysis of the data obtained from the administrative and community members of the FCT reveals that, apart from delayed payment of compensation, current provisions of the law cannot adequately compensate dispossessed owners. Additionally, Larbi (2008) in a study on Compulsory Land Acquisition and Compensation in Ghana observed that only 3.8% of the land legally acquired was compensated.

Equally, Otegbulu (2009) examined the current legislations and methodologies guiding natural resource compensation valuation practice in the Niger Delta, Nigeria. About 168 households across the different Niger delta area communities were sampled to determine their level of satisfaction on the compensation paid to them. The descriptive statistical analysis revealed that the current valuation practice results in under-valuation and consequent over-exploitation of natural resources in the area. The study also showed that there is deviation between values arrived at under existing practice and the value arrived based on total economic value.

Nuhu (2009) examine the ineffectiveness of compensation as provided for in the Land Use Act of 1978 in Nigeria. The entire procedure of compensation assessment and payment in Nigeria from the perspective of the claimants revealed non-payment of compensation to some claimants, as when due. Further, non-payment of interest at bank rates on delayed payments is not uncommon. Omar and Ismail (2009) also carried out a descriptive analysis of the affected 40 landowners, 10 property valuers and 6 land administrators of randomly selected land acquisition projects for public infrastructure in Malaysia. Findings show that there are elements of dissatisfactions to the affected landowners by way of the value of land taken, severances, injurious affections, and disturbances, delivery of notices and technique of valuation. These dissatisfactions reflect the amount of adequate compensation to the affected landowners and cross-examined with property valuers and land administrators.

Power of Governor to revoke rights of occupancy

Section 28 (1) It shall be lawful for the Governor to revoke a right of occupancy for overriding public interest. (2) Overriding public interest in the case of a statutory right of occupancy means (a) the alienation by the occupier by assignment, mortgage, transfer of possession, sublease, or otherwise of any right of occupancy or part thereof contrary to the provisions of this Act or of any regulations made thereunder (b) the requirement of the land by the Government of the State or by a Local Government in the State, in either case for public purposes within the State, or the requirement of the land by the Government of the Federation for public purposes of the Federation (c) the requirement of the land for mining purposes or oil pipelines or for any purpose connected therewith. (3) Overriding public interest in the case of a customary right of occupancy means. (a) the requirement of the land by the Government of the State or by a Local Government in the State, in either case for public purposes within the State, or the requirement of the land by the Government of the Federation for public purposes of the Federation, (b) the requirement of the land for mining purposes or oil pipelines or for any purpose connected therewith, (c) the requirement of the land for the extraction of building materials, (d) the alienation by the occupier by sale, assignment, mortgage, transfer of possession, sub-lease, bequest or otherwise of the right of occupancy without the requisite

consent or approval. (4) The Governor shall revoke a right of occupancy in the event of the issue of a notice by or on behalf of the President if such notice declares such land to be required by the Government for public purposes, (5) The Governor may revoke a statutory right of occupancy on the ground of (a) a breach of any of the provisions which a certificate of occupancy is by Section 10 of this Act deemed to contain; (b) a breach of any term contained in the certificate of occupancy or in any special contract made under Section 8 of this Act, (c) a refusal or neglect to accept and pay for a certificate which was issued in evidence of a right of occupancy but has been cancelled by the governor under subsection (3) of section 9 of this Act. (6) The revocation of a right of occupancy shall be signified under the hand of a public officer duly authorised in that behalf by the Governor and notice thereof shall be given to the holder.

(7) The title of the holder of a right of occupancy shall be extinguished on receipt by him of a notice given under subsection (6) of this section or on such later date as may be stated in the notice.

Compensation payable on revocation of right of occupancy by Governor in certain cases

Section 29(1) states that, if a right of occupancy is revoked for the cause set out in paragraph (b) of subsection (2) of section 28 of this Act or in paragraph (a) or (c) of subsection (3) of the same section, the holder and the occupier shall be entitled to compensation for the value at the date of revocation of their unexhausted improvements.

Section 29(2) states that, if a right of occupancy is revoked for the cause set out in paragraph (c) of subsection (2) of section 28 of this Act or in paragraph (b) of subsection (3) of the same section the holder and the occupier shall be entitled to compensation under the appropriate provisions of the Minerals and Mining Act or the Petroleum Act or any legislation replacing the same. Section 29(3) states that, if the holder or the occupier entitled to compensation under this section is a community the Governor may direct that any compensation payable to it shall be paid (a) to the community, or (b) to the chief or leader of the community to be disposed of by him for the benefit of the community in accordance with the applicable customary law, or (c) into some fund specified by the Governor for the purpose of being utilised or applied for the benefit of the community.

Section 29(4) Compensation under subsection (1) of this section shall be, as respects (a) the land, for an amount equal to the rent, if any, paid by the occupier during the year in which the right of occupancy was revoked, (b) buildings, installation or improvements thereon, for the amount of the replacement cost of the building, installation or improvement, that is to say, such cost as may be assessed on the basis of the prescribed method of assessment as determined by the appropriate officer less any depreciation, together with interest at the bank rate for delayed payment of compensation and in respect of any improvement in the nature of reclamation works, being such cost thereof as may be substantiated by documentary evidence and proof to the satisfaction of the appropriate officer, (c) crops on land apart from any building, installation or improvement thereon, for an amount equal to the value as prescribed and determined by the appropriate officer. Section 29(5) states that, where the land in respect of which a right of occupancy has been revoked forms part of a larger area, the compensation payable shall be computed as in subsection (4) (a) of this section less a proportionate amount calculated in relation to that part of the area not affected by the revocation, but of which the portion revoked forms a part and any interest payable shall be assessed and computed in the like manner.

Section 29(6) states that, where there is any building, installation or improvement or crops on the land to which subsection (5) of this section applies, then compensation shall be computed as specified hereunder, that is as respects (a) such land, on the basis specified in that subsection, (b) any building, installation or improvement or crops thereon (or any combination of two or all of those things) on the basis specified in that subsection and subsection (4) of this section, or so much of those provisions as are applicable, and any interest payable under those provisions shall be computed in the like manner. Section 29(7) For the purposes of this section, "installation" means any mechanical apparatus set up or put in position for use or materials set up in or on land or other equipment, but excludes any fixture in or on any building.

With reference to dispute as to compensation, Section 30 states that, where there arises any dispute as to the amount of compensation calculated in accordance with the provisions of section 29 of this Act, such dispute shall be referred to the appropriate Land Use and Allocation Committee. Section 31 of the Act, makes provision for exclusion of the application of the Public Lands Acquisition (Miscellaneous Provisions) Act The provisions of the Public Lands Acquisition

(Miscellaneous Provisions) Act shall not apply in respect of any land vested in, or taken over by, the Governor or any local government pursuant to this Act or the right of occupancy to which is revoked under the provisions of this Act but shall continue to apply in respect of land compulsorily acquired before the commencement of this Act.

Furthermore, Section 32 of the Act states that, debt due to Government not extinguished by revocation, the revocation of a statutory right of occupancy shall not operate to extinguish any debt due to the Government under or in respect of such right of occupancy. In addition, section 33 of the act makes provision for option to accept resettlement in case of revocation of right of occupancy, (1) Where a right of occupancy in respect of any developed land on which a residential building has been erected is revoked under this Act, the Governor or the local government, as the case may be, may in his or its discretion offer in lieu of compensation payable in accordance with the provisions of this Act, resettlement in any other place or area by way of a reasonable alternative accommodation (if appropriate in the circumstances). (2) where the value of any alternative accommodation as determined by the appropriate officer or the Land Use and Allocation Committee is higher than the compensation payable under this Act, the parties concerned may by agreement require that the excess in value in relation to the property concerned shall be treated as a loan which the person affected shall refund or repay to the Government in the prescribed manner. (3) Where a person accepts a resettlement pursuant to subsection (1) of this section, his right to compensation shall be deemed to have been duly satisfied and no further compensation shall be payable to such person.

Theories and Models of Technology Acceptance

Alaa, Shadi and Mamoun (2017) states that, these theories and models were developed to study the acceptance by community and to show their ability to adopt new strategies. These theories have been developed over the years and resulted from the extension of each other. Thus, the most important and famous used four (4) theories will be reviewed as follows: The Theory of Reasoned Action (TRA) (Ajzen & Fishbein,1980) which was extended to the Theory of Planned Behaviour (TPB) (ajzen 1985), which also had an extension to the Decomposed Theory of Planned Behaviour (DTPB) (Taylor & Todd. 1995).

The information systems had a contribution to the existence of the Technology Acceptance Model (TAM), which is an extension of TRA.

Theory of Reasoning Action (TRA)

According Ajzen and Fishbein (1980) states that, TRA is one of the earliest technology acceptance theories. It was developed the researcher in 1967. Its history returned to the period from 1910's to 1960s. This period was the beginning of studying the individuals' behavior through the impact of attitude. Attitude has either a direct or an indirect effect on behavior, and it is either onedimensional or multidimensional factor. Madden, Ellen and Ajzen (1992) mentioned that TRA was designed to explain virtually any human behavior.

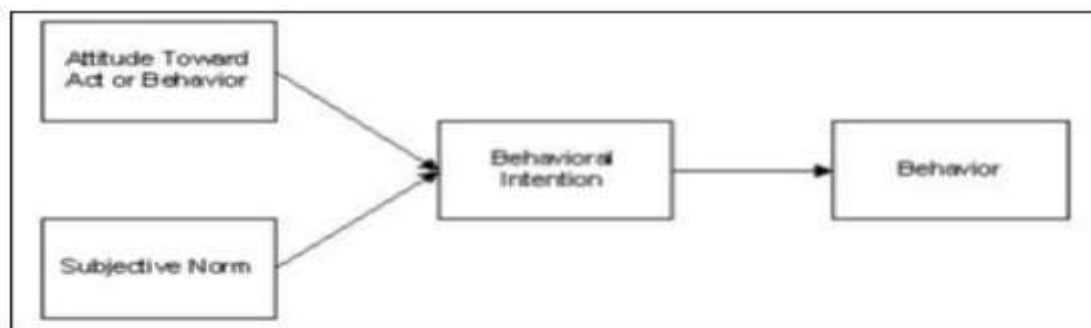


Figure 1: Theory of Reasoned Action (TRA) adapted model from Ajzen and Fishbein (1980)

Theory of Planned Behavior (TPB)

According to Marija and Anita (2015) the theory of planned behaviour is based on the assumption that most human behaviour is the result of an individual's intention to undertake a particular behaviour and the ability of an individual to make a conscious decision about it (volitional aspect). According to the theory of planned behaviour, the intention to undertake a certain behaviour is directly influenced by three factors, the so-called antecedents of intention: personal attitude (the answer to the question: Do I want to do that?), subjective norms (the answer to the question: Do other people want me to do that?) and perceived behavioural control (the answer to the question: Do I have the necessary ability to do that?).

Personal attitude is usually defined as permanent mental or neural willingness gained from the experience, making the directive or dynamic influence on an

individual's response to objects and situations that he comes into contact with (Allport, 1935). In the case of the attitude towards a certain behaviour, each belief links the behaviour with a specific outcome, consequence, or some other attribute (such as the cost of undertaking a specific behaviour). Since each attribute is evaluated in advance as positive or negative (emotional component of the attitude), the behaviour is therefore automatically perceived as desirable (if it has predominantly positive outcomes) or undesirable (if it is linked with the predominantly negative outcomes). The relationship between attitude and intention is confirmed to be stronger than the relationship between intentions and actual behaviour (Kim & Hunter, 1993), which is expected, considering that the relationship of intentions and behaviour is under the powerful influence of external factors. Subjective norms refer to the belief that an important person or group of people will approve and support a particular behaviour. Subjective norms are determined by the perceived social pressure from others for an individual to behave in a certain manner and their motivation to comply with those people's views. The influence of subjective norms on forming intention proved to be generally weaker in previous studies than the influence of attitude. Moreover, the study of Norris Krueger and his colleagues (Krueger, Reilly, & Carsrud, 2000) showed that subjective norms are not correlated with the intention of individuals to establish their own businesses; therefore, the authors call for further research and further improvement on the used measures. One possible reason for the inconsistencies in the significance of the subjective norm's variable stems from the fact that a part of information that this variable contains is already present in the desirability of undertaking a particular behaviour variable. One of the most frequently mentioned weak points of the theory of planned behaviour is precisely the very weak relationship between subjective norms and intentions. The author of the theory of planned behaviour, Ajzen (1991), explains this with the fact that intentions are heavily influenced by personal factors, such as attitudes and perceived behavioural control. Armitage and Conner (2001) criticise the narrow conceptualisation of the subjective norms variable, which results in a weak correlation between normative beliefs and intentions. In this context, Ravis and Sheeran (2003) argue that the confirmed correlation between descriptive norms and intentions implies the possibility of the predictive power of this variable, which gives a strong motivation for further research in this area.

Descriptive norms refer to real activities and behaviours that others are undertaking. In contrast, social norms refer to the perception of other people's opinions on how the individual should behave. We consider both of these variables (descriptive and social norms) to be a part of the subjective norms factor. Conceptually, it can be presented as in Figure 2 below.

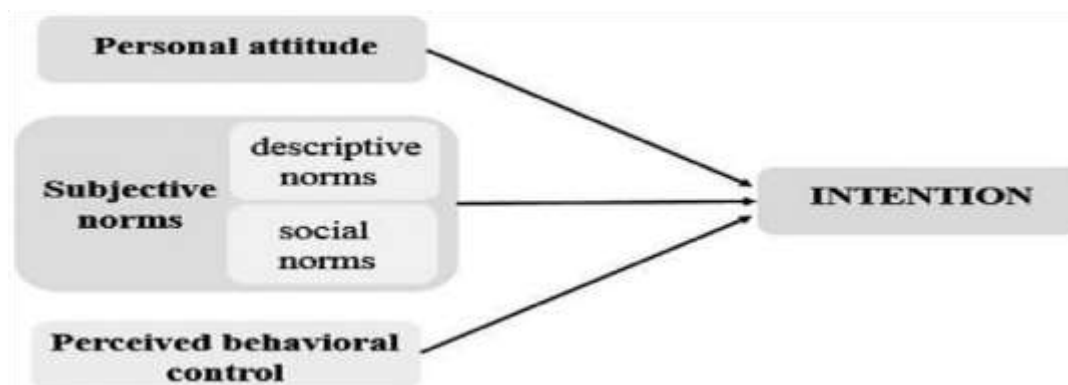


Figure 2. The conceptual framework of the theory of planned behaviour. adapted model from Ajzen (2002), Ravis and Sheeran (2003).

Perceived behavioural control includes the perception of one's own abilities and sense of control over the situation and is defined as a combination of locus of control (belief about the amount of control that a person has over events and outcomes in his life) and self-efficacy (perceived ability to perform the task) (Ajzen, 2002). This variable refers to the presence of the necessary resources and opportunities for a particular behaviour and is influenced by a number of factors.

These constructs, considered together, determine the intention of the individual and ultimately predict the behaviour. The more favourable attitudes and subjective norms combined with greater perceived behavioural control, the stronger the intention for environmentally oriented behaviour. In context of buying green food products, besides these inherent factors, research confirmed the influence of various other variables, such as socio demographic variables (Phuah, 2012), and reference knowledge (Amran & Nee, 2012; Saleki, Seydsaleki & Rahimi, 2012).

Based on the study carried out by Alaa, Shadi and Mamoun (2017) TPB is an extension of TRA done by Ajzen (1985). It was extended by adding a new

construct which was perceived behavioural control. It is theorized to be an additional determinant of intention and behaviour. TPB has been successfully applied to the understanding of individual acceptance and usage of many different technologies. Ajzen (1985) as presented in Figure 3 considered that this theory is moderated by three main constructs; attitude toward behaviour and subjective norm which are adopted from TRA, and the perceived behavioural control.

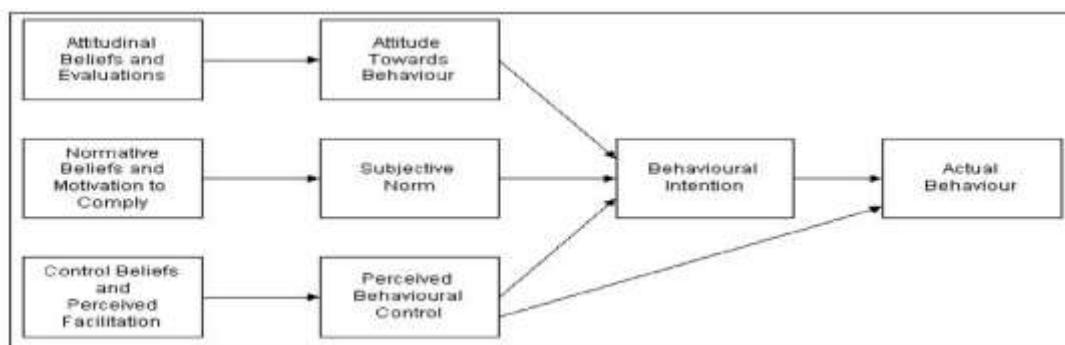


Figure 3: Theory of Planned Behaviour (TPB) adapted model from Alaa, Shadi and Mamoun (2017) **Decomposed Theory of Planned Behaviour (DTPB)**.

The DTPB has been discussed two times in separate studies by Taylor and Todd (1995a). It decomposes attitude toward behaviour subjective norm, and perceived behavioural control into multi-dimensional belief constructs within technology adoption contexts. As an extension to TPB, which was an enhancement of TRA, the DTPB expanded the TPB by including three factors from the Innovation Diffusion Theory (IDT) viewpoint which are: relative advantage, compatibility, and complexity. The relative advantage and compatibility were joined together in order to make some effect on perceived behavioural control. According to Taylor and Todd (1995b) examination to TRA, TPB, and DTPB, they found that TRA and TPB are good in predicting the behaviour, but DTPB proved effective in explaining the behaviour.

The study done by Taylor and Todd (1995b) compared TPB and DTPB with the Technology Acceptance Model (TAM) in order to extract a more effective application to DTPB in technology usage. They joined the factors of TAM and IDT to get a new form of DTPB. The new form exchanged the complexity form IDT by ease-of-use form TAM. Also, it exchanged the relative advantage from

IDT by perceived usefulness from TAM. Knowing that these factors are related to same characteristics and they did not change the use of the construct “attitude”. Ease of use is opposite to complexity, and perceived usefulness is similar to relative advantage. DTPB has a good ability to predict the usage behaviour by decomposing the belief structure and adding some factors from TAM. This is because of decomposing subjective norm to peer influence and supervisor influence, and including perceived behavioural control to resource and technology factors of facilitating conditions.

Technology Acceptance Model (TAM)

The Technology Acceptance Model (TAM) introduced by Davis (1986), is one of the most widely used models to explain user acceptance behaviour. In the last decade, TAM has received considerable attention and empirical support. There are more than 136,000 studies, published in journals, proceedings, or technical reports, related to TAM between by December, 2019. In these studies, TAM was extensively tested using different sample sizes and user groups within or across organizations, analysed with different statistical tools, and compared with competing models (Gefen, 2000). This model is grounded in social psychology theory in general and the Theory of Reasoned Action (TRA) in particular (Fishbein, & Azjen, 1975). It was applied to many different end-user technologies such as email (Adams, Nelson & Todd, 1992; Davis, 1989), word processors (Adams, Nelson & Todd, 1992; Davis, Bagozzi & Warshaw, 1989), groupware (Taylor & Todd, 1995b), spread sheets (Agarwal, Sambamurthy & Stair, 2000; Mathieson, 1991), and World Wide Web (Lederer, Maupin, Sena & Zhuang, 2000). Some studies also extended TAM by including additional predictors such as gender, culture, experience, and self-efficacy. Overall, researchers tend to suggest that TAM is valid, parsimonious, and robust (Venkatesh & Davis, 2000). TRA asserts that beliefs influence attitudes, which lead to intentions and therefore generate behaviour. Correspondingly, Davis (1986, 1989) introduced the constructs in the original TAM (Figure 4) as follows: perceived usefulness (PU), perceived ease of use (PEOU), attitude, and behavioural intention to use. Among the constructs, PU and PEOU form an end-user’s beliefs on a technology and therefore predict his or her attitude toward the technology, which in turn predicts its acceptance.

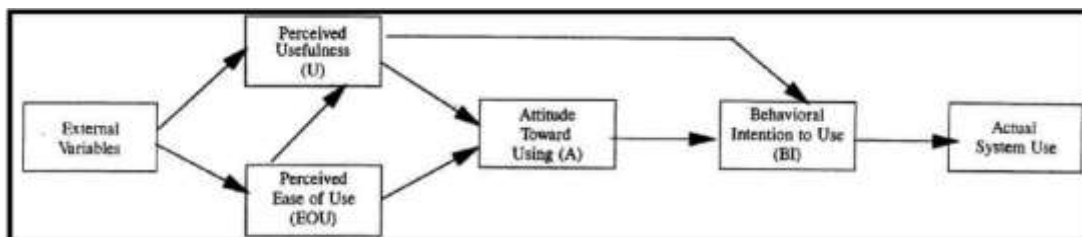


Figure 4: Technology Acceptance Model (TAM) (Davis, 1986)

Davis (1989) conducted numerous experiments to validate TAM by using PEOU and PU as two independent variables and system usage as the dependent variable. He found that PU was significantly correlated with both self-reported current usage and self-predicted future usage. PEOU was also significantly correlated with current usage and future usage.

Overall, the study found that PU had a significantly greater correlation with system usage than did PEOU. Further regression analysis suggested that PEOU might be an antecedent of PU rather than a direct determinant of system usage. That is, PEOU affects technology acceptance (TA) indirectly through PU. Figure 5 shows the validated TAM.

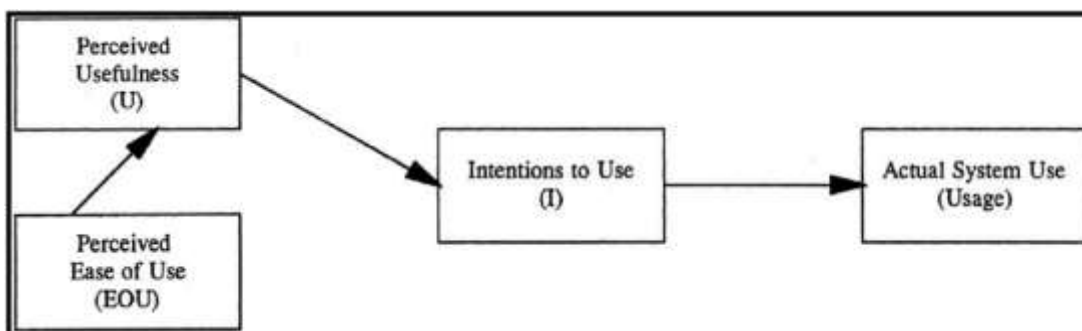


Figure 5: The validated technology acceptance model

Some studies indicated that PEOU has no significant impact on TA, while others found that such an impact is significant (Hendrickson & Collins, 1996; Subramanian, 1994; Venkatesh & Davis, 1996). Many studies found that the impact of PEOU on PU is stronger than that of PEOU on TA, whereas others found a much larger effect of PEOU on TA than PU (Lim, 2001). More perplexing is the fact that even in the same study, when the subjects were tested with different applications, PEOU was negatively related to TA in some cases,

but positively in others (Adams, Nelson & Todd, 1992). With regard to the divergent findings, many possible explanations have been provided. However, they tend to be qualitative and subjective. What is needed is to integrate these findings and generate a quantitative and objective synthesis.

Technology Acceptance Model TAM consists of five main elements: perceived usefulness, perceived ease of use, attitude toward using, behavioral intention and actual system use. Perceived usefulness refers to “the degree to which a person believes that using a particular system would enhance his or her job performance”; and perceived ease of use defined as “the degree to which a person believes that using a particular system would be free from effort” (Davis, 1989). Both of them are impacted by external variables. The attitude toward using made decision by the perceived usefulness and perceived ease of use, attitude toward using and perceived usefulness will influence behavioral intention, while the actual system use is determined by behavioral intention.

Based on the above theories, each theory has its own own limitations and does not complement to each other. As such, this study will adapt the conceptual framework by Huijts, Molin and Steg (2012) as presented in Figure 6 below

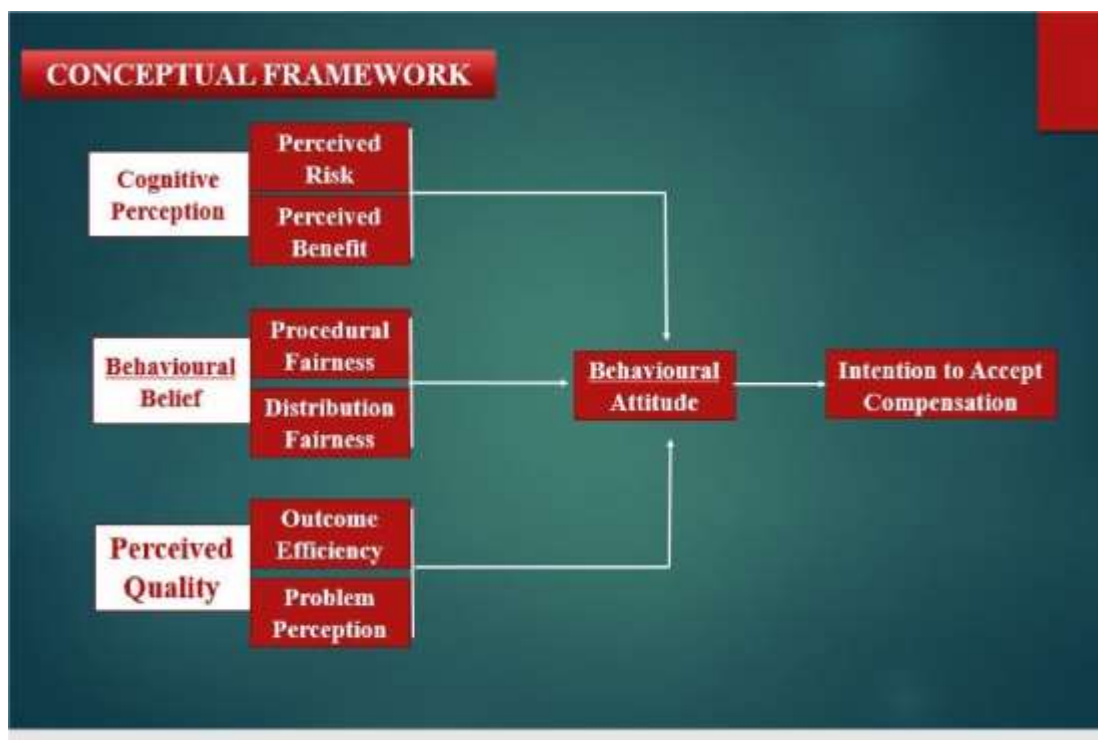


Figure 6: Conceptual framework of the Study

METHODOLOGY

The research adopted a survey quantitative research method because of the nature of the research problem which is deterministic in nature (Creswell, 2014). Closed-ended questionnaires were randomly distributed to a sample of 118 affected households in Bauchi metropolis, Nigeria, A total of 110 questionnaires were retrieved, representing 93 per cent of the sample, were considered valid for the analysis. The questionnaire has six sections. The first section collects demographic information of the respondent, the second section collect information on determinant of cognitive perception, the third section collect information on determinant of Behavioral Belief, the fourth section collect information on determinant of perceived quality, the fifth section collect information on determinant of Behavioural Attitude and the last section deals with intention to accept compensation. All responses, except in the first section, were collected using five-point Likert scale. The adoption of five-point Likert scale was adopted based on the work of Usman and Lizman. (2016). Inferential analysis was used using multiple Regression.

RESULTS AND DISCUSSION

Multiple regression analysis was carried out to determine the effect of cognitive perception, behavioural belief and perceived quality on behavioural attitude toward intention of accepting compensation.

Table 1: Model Summary and ANOVA

<i>Model</i>	R	R Square	Adjusted Square	R Std. Error of the Estimate	F	Sig.
/	.874 ^a	.764	.750	.26916	55.445	.000 ^b

Table 1 which is the model summary and ANOVA demonstrates how well the multiple regression model fits the data. The R square value of .764 shows that the variance that exist in the dependent variable (BA) is about 76.4%. which gave a highly significance value of .000 (which that $p < .0005$).

Table 2: Coefficients^a

<i>Model</i>	Unstandardized Coefficients		Standardized Coefficients	T	Sig.
	B	Std. Error	Beta		
<i>(Constant)</i>	4.740	.421		11.271	.000
<i>Perceived Risk</i>	.070	.095	-.051	.732	.466
<i>Perceived Benefit</i>	.383	.133	.380	2.879	.005
/ <i>Procedural Fairness</i>	.153	.100	.217	1.534	.128

<i>Distribution Fairness</i>	.224	.088	.317	2.538	.013
<i>Outcome Efficiency</i>	-.160	.075	-.127	-2.132	.035
<i>Problem Perception</i>	-.959	.185	-.712	-5.181	.000

The coefficients table 2 shows the level or degree of the effect of each predictor that is the independents variable on the dependent variable (Behavioural Attitude). It reveals that perceived benefit and Problem perception were the predictors that significantly affect behabourial attitude as they produce a sig. value of .005 and .000 respectively, it further reveals that problem perception make a strongest and unique contribution to explaining the dependent variable. This finding is contrary to that of kim and Hunter (1993) whose states that the relationship between attitude and intention is confirmed to be stronger than the relationship between intention and actual behavior.

CONCLUSION

The study found out that the compensation given to these respondents was grossly inadequate and incapable of enabling them to replace what they lost. In fact, what respondents lost is beyond monetary aspect, they are also confronted with social dislodgement, loss of family and community ties as well as other psychological strain and stresses. The process of compulsory land acquisition, according to the respondents was not transparent, full of bias, corrupt practices and absolute disregard for the livelihoods of the urban poor.

RECOMMENDATION

The study recommends that despite the fact that Compulsory land acquisition is the right and power entrusted in government to obtain private lands without a determined consent of the owner for societal development, it is also important for government to note that when invoking overriding public interest they should ensure that the process is completed in an equitable and transparent manner. To promote social and economic growth, governments should review and revise the laws and regulations that govern the compulsory acquisition of land. Legal frameworks should be aligned with other legislation that protects land rights. Legislation should include principles of due process and other protections for affected owners and occupants.

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