

# PHENOMENOLOGICAL RESEARCH IN COMPULSORY LAND ACQUISITION AND COMPENSATION

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## INTRODUCTION

- This paper is based on the premise that different social research problems call for *specific approaches* to data collection and analysis.
- Research in compulsory land acquisition and compensation can be enhanced by exploring the use of *innovative approaches* from the large pool of research methods available in social sciences research today.
- If a concept or phenomenon needs to be understood in greater detail because little research has been done on it, it might require an innovative approach such as phenomenology.



## PHENOMENOLOGICAL RESEARCH

- Phenomenology literally means the study of phenomena. It is both a philosophy and a research strategy.
- It is a way of describing something that exists as part of the world in which we live such as events, situations, experiences or concepts.
- In the field of surveying practice, we are surrounded by many phenomena which we are aware of but may not fully understand and sometimes our traditional approach to research makes it difficult to explore new grounds.
- Our lack of understanding of these phenomena may exist because the phenomenon has not been overtly described and explained or our understanding of the impact it makes may be unclear.

## PHENOMENOLOGICAL RESEARCH CONTD....

- The central focus in phenomenology is exploring how people make sense of their experiences individually and as a shared meaning.
- Within the context of globalization of real estate processes, this approach can be quite useful particularly in the field of compulsory land acquisition and compensation as recent studies (Kakulu, 2008) have shown.
- Our individual (country specific) experiences can be pooled together and shared meaning may give clearer directions to the future of compulsory land acquisition and compensation research and practice.

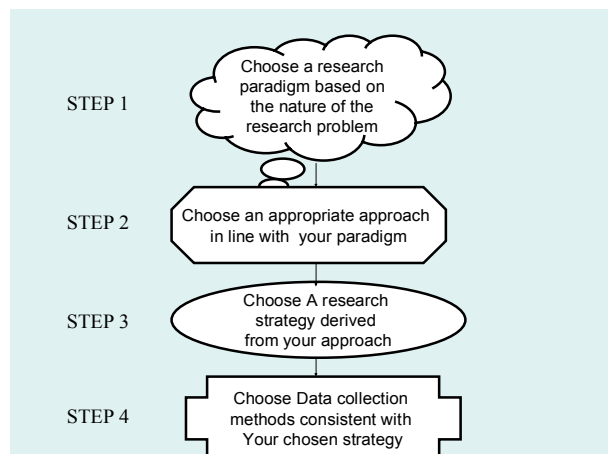
## CHOOSING A RESEARCH METHOD

- The choice of a suitable approach to conducting any particular research is, according to Creswell (2003) tied to three main considerations as follows:
  1. The nature of the problem to be investigated
  2. The personal experiences of the researcher; and
  3. The audience for whom the research is intended.


These outlined issues were considered in the choice of this particular methodology




AN INNOVATIVE RESEARCH DESIGN IS ILLUSTRATED. IT IS BASED ON THE PREMISE THAT *THE NATURE OF THE RESEARCH PROBLEM* AND THE ASSOCIATED PARADIGM CONSTITUTES A WHOLE FRAMEWORK OF BELIEFS, VALUES AND METHODS WITHIN WHICH RESEARCH TAKES PLACE:



## CHARACTERISTICS OF LAND ACQUISITION AND COMPENSATION IN NIGERIA

- The practice of compulsory acquisition and compensation in Nigeria, (Kakulu,2008) is characterized by:
    - the absence of clear and consistent statutory provisions;
    - communities that are dissatisfied with the quantum of compensation paid to them resorting to violence and litigation;
    - valuers who because they are constrained by statute tend to lean towards the dictates of the parties they represent (Kakulu, 2008).
    - A dearth of documented and published literature on the subject in the Nigerian context which informed the use of an innovative research methodology such as phenomenology.
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## STUDY OBJECTIVES

- The main objective of the study was to identify the underlying factors responsible for the dissatisfaction with the quantum of compensation paid to claimants in compulsory land acquisition in Nigeria.
  - The following specific activities were undertaken.
    - An analysis of professional practice procedures and methods which focussed on valuers' conformity with or deviation from established statutory provisions;
    - An assessment of the different perceptions and interpretations of the whole concept of compulsory acquisition and compensation by key actors in the process;
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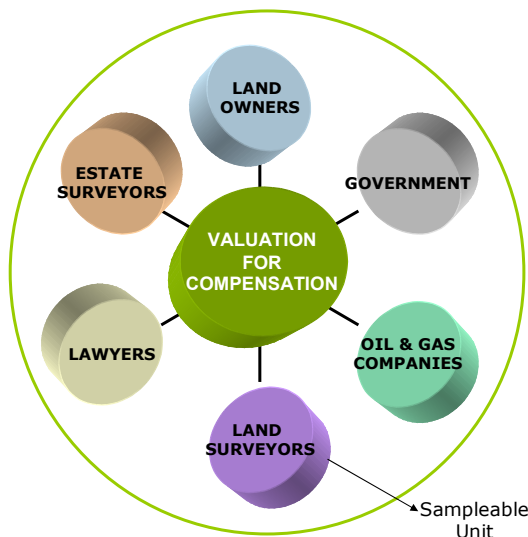
## STUDY OBJECTIVES CONTD.....

- An assessment of the factors responsible for the wide disparity in property values between different valuers valuing the same parcel of land;
- An appraisal of the current valuation environment and its influence on the assessment and payment of compensation;
- A comparative analysis of statutory procedures for compulsory purchase or acquisition.

### o Sampling and Data Collection

- Data sources for phenomenological research can vary quite widely from interview data to documents and archival research. These sources can contain quantitative or qualitative data and the approach used in this study is as shown in the following diagrams.

## SAMPLING STRATEGY

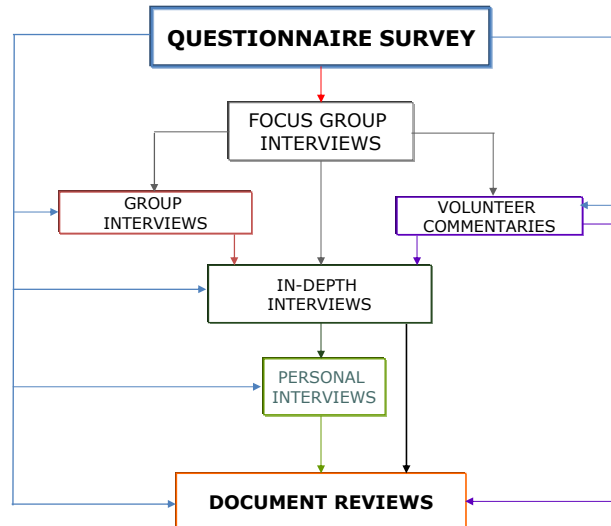


**POPULATION:** Key Actors In Compulsory Land Acquisition And Valuation Process

### **PURPOSIVE SAMPLING**

- **Population**
  - Key actors in Land Acquisition and compensation
- **Sampleable Units**
  - Distinguishable, discrete, whole units
- **Classification**
  - Experience
- **Sampling Dimensions**
  - Temporal
  - Spatial and geographic
  - Organizational

## DATA COLLECTION STRATEGY



## BENEFITS OF PHENOMENOLOGICAL ANALYSIS

- Phenomenological analysis commences as soon as the first data is collected and the goal is to find common themes and broad patterns in data.
  - It involves a return to individual or corporate experience in order to obtain comprehensive descriptions about a phenomenon and this was done through interviews and focus groups.
  - The structures of an experience, i.e. the experiences and opinions of those interviewed during the data collection phase, is interpreted during phenomenological analysis. Moustakas (1994:13)
- A blue circle is located in the bottom right corner of the slide.

## PHENOMENOLOGICAL ANALYSIS PROCESS CONTD...

- The method requires the researcher to:
  - clarify previous conceptions about the study by bracketing his/her meanings and interpretations and entering into the world of the data as it unfolds.
  - Read entire data set and becomes immersed in the data to achieve a sense of the whole
  - Delineate all meaning units throughout the transcription of interviews and focus group data and decides which are relevant to the research questions asked.




## PHENOMENOLOGICAL ANALYSIS PROCESS CONTD.....

- Restate the content of each meaning unit (theme) by summarizing or transforming it into a more professional more abstract language.
- Form clusters of meanings from similarities in different research protocols
- Re-examine data to achieve the most revelatory wording of a theme
- Tie together all essential themes into a descriptive statement



## CONCLUSION

- This paper describes phenomenology as a diagnostic research tool and suggests that it can and should be applied to real estate research.
  - The benefits of the methodology is that it creates room for research problems to be studied within the context in which they occur allowing those who experience a phenomenon first hand to give an account of their own perceptions of these experiences before any theorizing.
  - It is a rather tedious methodology involving the use of multiple data collection protocols within the same study.
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## CONCLUSION CONTD.....

- Although it is rather qualitative in nature, it lends itself to quantitative data analysis. The method needs to be applied with rigour and used by researchers who are dogged.
  - Although it appears like a departure from traditional research patterns in real estate disciplines which usually commence with a literature review, it produced rich information in a comprehensive narrative.
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