

**KNOW**  
**HOW AND WHERE**  
**TO**  
**SAFELY BUY**  
**LANDED PROPERTIES**  
**IN NIGERIA**

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Barrister Manuel Akinshola

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**The Complete "Know Your Rights" Titles Under Our  
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# Preface

Well, I must confess right-away that this is the first time I would be forced to write a book in two versions – one abridged and the other full edition. I will explain the reason behind this.

Many people that are familiar with my Know Your Rights book series would have noted that virtually all the books are concise, not too bulky, and handy. The purpose is to make the book easy and comfortable to read. I know that the mere sight of a bulky book of hundreds of pages is a no-no for many people, and some would not even bother to know what the book is all about because of its size. This is the primary reason behind making the books concise, to make it ‘attractive-to-read’.

The second reason of course is that what we have discussed in all of our books are points of law. We all know that the law is technical and consist of intrinsic details in many respects. But there is no need boring the readers with all the technical details when all he/she is concerned about is just to be educated about his/her basic rights. Thus, what I decided to do in all the books is to highlight the major points that will expose you to the knowledge of your rights, and if you now need more enlightenment about any specific aspect that affects you, you would then contact your lawyer for more briefings.

This brings me to the point about this book. In writing about how and where to safely buy landed property in Nigeria, I discovered that the more I write, the more research I am forced to undertake. And the more research I make, the more I am forced to include the outcome of that research in the book. Thus, I discovered that in spite of the editing, removals, pluses-and-minuses, I still ended up with a book running into over 400 pages. This negated my pre-determined mission to make all my Know Your Rights books as concise as possible.

What then do I do? All the points that were included in the full version of the book are as important as they are indispensable. I was thus torn between dishing out the full knowledge to my readers and sticking to my handy-book commitment. I was resolved to do both. And then, the publishers came up with idea that the book should be in two versions – the concise version and the detailed version. I considered this a sensible idea, killing many birds with the same

stone. Thus, we resolved that the very basic and important points should be included in this concise version; and/or after if the reader decides that s/he wants fuller details, then s/he can order for the detailed version of the book. This, therefore, informed the birth of a book with the same title but two different editions.

Property acquisition is a very technical and demanding venture. You should not, under any circumstance, rush into purchasing a property without ensuring that the necessary preliminaries have been taken care of. You should not part with your money under any circumstance, without satisfying yourself that your money will be exchanged for an enduring property. Lastly, I want to advise you to, (as much as possible), avoid engaging in any land transaction without engaging the services of your lawyer, especially if the cost of purchase is substantial. Throughout this book, I will continue reiterating the need for you to engage your lawyer in every step of the transaction, as a reminder. This is a very vital point.

In attempting to enlighten you through this book, I have divided the book into two parts, as indicated in the title. The first part is **How** to safely buy landed properties while the second part deals with **Where** to safely buy landed properties. Let me emphasize that the distinction though, is merely for the purpose of easy understanding of the principles.

Finally, as I've always explained in all our series, these books were written mainly for the enlightenment of the general public. The issues dealt with are no doubt legal issues. But I have always deliberately refrained from the use of legal terms, quotations of laws, citations of cases and legal terminologies. I have also deliberately kept to the use of simple words and expressions. The reason is simply because I want the average reader to read and understand the basic principles of his rights as contained in the books without bothering about legal terminologies or having to constantly consult the dictionary. It is my conviction that *lessons best taught are lessons best understood*.

It is my hope that this book will soothe the yearning desires of the numerous readers who have been calling incessantly for its publication. And just like in all the other series, I welcome you to the world of knowledge.



# Introduction

This book seeks to guide you on how and where to safely buy landed properties in Nigeria. This is because there is so much confusion in property transactions in Nigeria. These confusions are brought about mainly by ignorance – on the seller’s part, and mainly on the part of the buyer. Ultimately, the sellers have capitalized on this ignorance to create more confusion, and to benefit more. In many instances, unwritten laws, fraudulent customs and traditions have crept into property transactions. To the uninformed, property transaction is not regulated by any law, hence each person does as he pleases.

In this book, I shall seek to educate you on the steps to take, first, before you buy. This will include investigating the title of the seller, involving your lawyer and surveyor, and the government offices where you need to seek information on your proposed purchase. I shall discuss about inspecting the land and the golden rules of inspection. I shall also discuss about the purchase price and the negotiation for same. Secondly, I shall deal with the steps to take when you are buying. What types of documents need to be prepared, the method of payment and what your purchase receipt should contain. Thirdly, I shall touch on what you should do after you have bought, what steps you require to take active or constructive possession, how to perfect your documentation processes, etc.

I shall briefly discuss on what to do if another person suddenly comes up to claim ownership of the land you have just paid for? What do you do when your construction works on the land is demolished by the other party contesting ownership with you? How do you react to a court summons on a claim for declaration of title over the land you have just acquired?

What is the position of the law on acquisition of land by government? What steps must government take before it acquires properties of the citizens? For what purpose can a government acquire land? Who is entitled to compensation? How is compensation determined in case of acquired properties? What happens when the government fails/refuses to pay compensation? These and many more are the questions I shall attempt to provide answers to in this book. And I hope you will find the information useful and beneficial.