

THE MORALITY OF PROPERTY ACQUISITION IN CONTEMPORARY SOCIETY: A CASE STUDY OF NIGERIA

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ABSTRACT

The belief that some behaviours are right and acceptable and that other behaviours are wrong concerning property acquisition in contemporary Nigeria society has been there over time, which in fact has socio-cultural and business undertone. Morality in this sense includes meta-ethics and abstract studies which questions individuals moral ontology, moral epistemology, normative ethics, and more concrete systems of moral decision-making such as deontological ethics and consequentialism. Property acquisition is obtained for the purpose of future business and also a source of passing inheritance to a person's generation. The morality of property acquisition includes gaining of property through possession, prescription and agreement. This study therefore explored the morality of property acquisition done for investment purposes, embezzlement of fund, transfer of ownership and retirement purposes. It concluded therefore that, morality is an issue of societal values and ethics. It is of value that property acquisition such as land, building and other tangible assets be owned by an individual irrespective of age. It is recommended that property acquisition should be done under the morality of the society, property acquisition should not lead to unmoral characteristics of the society, government should satellite the political office holders and civil servants on property acquisition through whistle-blower through the public and appropriate punishment should be meant on the persons that breach the law because of property acquisition.

Key Words: Morality, property acquisition, society, profit, investment, ownership, possession, public and civil servants.

1. INTRODUCTION

Today's modern society is a class structure type were people want to show their personality through property and asset acquiring. The morality behind property acquisition in contemporary Nigeria has become a subject of discourse in academic. Every individual have motive behind owning a property. The morality here becomes the justification of possessing property. Therefore, morality is indicated as a manner, character, behaviour which shows the intentions, decisions and actions between those that conduct themselves properly and those that conduct themselves improperly (Long, & Sedley 1987 in Iwundu 2019). Morality can be a body of standards or principles derived from a code of conduct from a particular philosophy, religion or culture, or a standard which a person believes should be universal (Stanford University, 2011).

The concept of property occupies an important place in human life because it is practically impossible to live without the use of material object which constitutes the subject matter of

property. The motive behind property ownership differs from person to person as it is seen from different perspective. Strictly speaking, 'property' is a general term for the rules that govern people's access to and control of things like land, natural resources, the means of production, manufactured goods, and also (on some accounts) texts, ideas, inventions, and other intellectual products. Property may be classified into corporeal and incorporeal property, movable and immovable property, real and personal property, public and private property. Acquisition of property can be through possession, prescription, agreement, inheritance (SRD Law Notes, 2018). In the contemporary Nigeria, the morality of property acquisition include acquiring property for investment purposes; acquiring property for inheritance purposes; acquiring property for the purpose of retirement. Some people dump their money on property to avoid EFCC.

The acquisition of some kind of property is for business purpose such property for rent and lease e.g empty land and houses for leasing and renting. Property is acquired for the purpose of inhabitation. In Nigeria contemporary issue, some property acquired by politicians and office holders are avenue of looting and abating money. It is obvious that the morality behind such ordeal is criminal in nature but it happens every now and then in Nigeria (Eze, 2008).

In some culture property acquisition is like building spelt categorically that every adult person must have a building built by them. Etuk (2002) opined that an entire way of life would embody, among other things, what the people think of themselves and the universe in which they live – their world view – in other words, how they organise their lives in order to ensure their survival". It can be safely stated that there can be no culture without a society. Like in Nigeria there is this morality that every adult must own a building property for family inhabitation. Again, most persons deems morally necessary to possess a car(s) for family use. This study becomes necessary to inquiry the morality of property acquisition in contemporary society: a case study of Nigeria.

Morality

The notion of morality is a universal feature of human life. It is a very complex field of enquiry with wide range of literature. The complex nature of morality makes it vulnerable to conflicting analysis, positions and debatable issues which have remained unresolved. But be that as it may, some working definitions have been given that could aid one in having insight to what morality stands for. The term morality is said to have appeared in the fourth century CE in the writings of Saint Ambrose, from the Latin mores (traditions, folkways) (Ozumba, 1997). It is concerned with personally held ethical beliefs, theories of obligations and the social elements that reinforce it. The idea of morality is equally used to refer to a system of principles and judgements shared by cultural, religious and philosophical communities with common belief of what constitute right and wrong (Soyinka, 1996). Human being is constituted in such a way that not all actions befit his nature. Some kind of actions is antithetical to his nature and militates against his well-being .While some other kind of actions promotes his general well-being and leads to happiness and self-fulfilment. In other words man is expected to engage in actions that are considered morally right and refrain from actions that are considered morally wrong.

One good example of a well-articulated moral principle is the one by Aristotle in his "Nicomachean Ethics" like Plato, Aristotle emphasized on the importance of virtue to our understanding of the nature of morality. For him we should act according to what virtue requires

and this can be done with the help of reason and understanding (Clarke, 1996). Aristotelian ethics is guided by a teleological concern which bothers on the notion of happiness. Happiness in this sense has to do with ones total life style as against few activities man usually engages in. It is also worthy to note that the term ethics and morality are most often used interchangeably terms but do not mean the same thing. Morality encompasses a wide variety of areas related to the field of ethics. It will not be out of place if one presupposes ethics when dealing with moral issues. The relationship between ethics and morality is similar to the one between logic and thinking or the relationship between theology and religion. In each case the latter is the basis of the former, people already have sense of ethics and they make moral judgement even without reflecting explicitly on the principles underlining the moral judgements. Ethics is therefore the systematic study of the fundamental principles underlying individual's morality.

Another contributor to the understanding of the nature of morality is Immanuel Kant. For Kant, ethical thinking places "right" before the notion of "good", in that sense what a person considers as good comes secondary to right. The prime ethical question for Kant is how one "ought" to conduct themselves, rather than how one "is" (Concise Oxford Dictionary, 1996). Kant ethical theory is said to be deontological in nature since it places premium on duty and justice before the idea of good. But the modern teleological theories places emphasis upon the search for what is good. Jeremy Bentham's utilitarianism as expressed in his book *An Introduction to the Principles of Morals and Legislation* Bentham argued that what is good for human being is the attainment of pleasure, what is right therefore, and what is morally worthy and virtuous are those actions that maximize pleasure and reduces pain such a theory is undeniably individualistic but can serve as a theory of general conduct, as theory of legislation and government (Gareth, 2001).

2. THEORIES OF MORALITY

The understanding and appreciation of what morality is would be incomplete without making mention of what meta-ethics is. This area is concerned with the analysis of ethical terms such as "good", "evil", "obligation", "duty", and "principle", "moral or immoral" etc. The central issue in meta-ethics is the problem as to what precisely one means when they say that an action is good or bad? How are good actions defined? (Gareth, 2001). Metaethics is sub-divided into Naturalism and Anti-naturalism. Naturalistic theories are those theories that explain or define moral goodness in terms of natural objects or properties. One example of such theory is the Hedonistic theory held by philosophers such as the Epicurus and Jeremy Bentham. These philosophers defined moral goodness in terms of pleasure; this of course is subject to debate. For the Anti-naturalistic theorist, moral goodness is not a natural property that can be described or defined in naturalistic terms, and therefore cannot be explained by empirical observation or sense perception. It is not something we can see or taste in things (Ramsay, 1991). One of the strongest opponents of naturalism in contemporary philosophy is the British philosopher G.E. Moore. For him moral goodness cannot be defined in terms of natural property; such as pleasure, and any attempt to define good will lead to what he calls the "naturalistic fallacy" (Ramsay, 1991). The Anti-naturalist see goodness as a unique, unanalysable and indefinable, simple quality which cannot be identified with any natural object but which one recognises when one sees it in things.

Another kind of meta-ethical theory is emotivism; this theory holds that ethical statements are used to express one's positive or negative emotions or feelings about certain things, and to arouse

similar feelings in others. The “good” is used to express one’s positive or favourable feelings about something. According to this theory, the word good in moral context fulfils two conditions viz;

- to express one’s approval of something
- to evoke similar approval from others on the issue in question (Roth, 1995).

The two major philosophers that are associated with this theory are A.J. Ayer and C.L. Stevenson. Another moral theory that is worth mentioning is the prescriptive and normative theory. The prescriptive theory was made popular by R.M Hare in his books *Language and Moral, and Free and Reason*. According to this theory ethical terms like “good” and “bad” are prescriptive .This means that they are used to prescribe a course of action. To say something is good is indirectly telling somebody to choose it. And to say something is bad is to tell somebody to refrain from it. For Hare moral statements are both evaluative and descriptive (Aka, 2002). The normative theory is concerned with the norms, standard or principles of human behaviour .The central question in normative theory is the question, what is moral standard? Most ethical theories in western philosophy, like the hedonism, egoism, utilitarianism categorical imperative, natural law theory all attempts to answer this basic question.

Property

The term property is derived from the Latin word 'proprietate' and the French equivalent 'proprius' which means a thing owned. The concept of property and ownership are very closely related to each other. There can be no property without ownership and ownership without property. The term Property is not a Term of Art. It has been used in a variety of senses. In its widest sense, Property includes all the legal rights of a Person of whatever description. The property of a man is all that is his in law. In the narrower sense, the property includes the proprietary rights of a person and not his personal rights. Proprietary rights constitute his estate or property and personal rights constitute his Status or personal and condition. In another sense, the term property includes only those rights which are both proprietary and real. In Modern Times intellectual or intangible property has become very important. Examples of such property and copyright, patent, trademark etc.

Andrew (2020) opined that property is a term describing anything that a person or a business has legal title over, affording owners certain enforceable rights over said items. Examples of property, which may be tangible or intangible, include automotive vehicles, industrial equipment, furniture, and real estate--the last of which is often referred to as "real property." Most properties hold current or potential monetary value and are therefore considered to be assets. But properties can simultaneously be liabilities in some situations. Case in point: if a customer sustains an injury on a company's property, the business owner may be legally responsible for paying the injured party's medical bills (Andrew, 2020).

Intangible property describes assets that represent current or potential value, but that don't carry intrinsic value themselves, such as stock and bond certificates. While these items are merely pieces of paper, they might represent significant amounts of money, once stocks are redeemed, and bonds reach their maturity. Other types of intangible property, such as a brand’s reputation, are more nebulous, and cannot be signified by a paper document (Andrew, 2020).

Intangible properties, like design concepts, song lyrics, books, and screenplays, are categorized as intellectual properties. Even though these entities are not physical in nature, they may nevertheless carry significant value. Examples of intellectual properties include Nike's "swoosh" logo and the chemical formula for Coca-Cola. To enforce ownership of intangible properties, individuals and businesses typically hire lawyers to legally protect their items from infringement.

An individual's net worth may be determined by calculating the total value of the properties he or she owns, such as real estate, cars, jewellery, stocks, bonds, and retirement savings, and then subtracting any liabilities or debts from that figure. When auditors, appraisers, and analysts calculate the value of a business, they factor all of its underlying property into the equation. For example, a manufacturer of small machine parts may gross just \$80,000 per year, but if it owns the factory in which it oper

ates, and that building is appraised at \$1 million, the overall value of the business would be substantially higher than profits alone suggest. Furthermore, if that same company holds a patent for a part, it has the potential to generate substantial income by licensing the rights to manufacture that item to a larger business, rather than producing the part in-house. In this way, licensing deals may create lucrative revenue streams that significantly boost a company's overall value.

Property Acquisition

Property acquisition refers to the process of gaining ownership or rights over a real estate property. The rules of acquisition of any given property may vary from country to country, however, most follow a standard process (High, 2020). Property acquisition can be classified into four basic parts: possession, agreement, agreement and inheritance.

Kinds of Property Acquisition

I) Acquisition by Possession

A possession is the objective realization of ownership passion means physical control over a thing or an object. It is prima facie evidence of ownership. The property which belongs to no one i.e. Res nullius, belongs to the first possessor of it and they acquire a valid title to it against the world. A property which is already in possession of someone else, when acquired by possession, gives a good title to the possessor against all third persons except the true owner. Even as against the true owner, the possessor is entitled to maintain thier possession until evicted in due course by law. In such a case of adverse possession, there are in fact two owners the ownership of one is absolute and perfect, while that of the other is relative and imperfect and often called possessory ownership by reason of its origin possession (Hann, 2007).

If a possessory owner is deprived of its possession by a person who is other than the true owner, they have the right to recover possession of the same. If Property belongs to nobody, the person who captures and possesses it has a good title against the whole world. In this way, the birds of the air and the fish of the sea are the property of that person who first catches them. The possessor has better title against the whole world, except true owner. Even if the possession is wrongful, the possessor if deprived of wrongfully, they are protected by law provided for possessory remedy. There are many reasons for the protection of possession (High, 2020).

According to the philosophical School of jurists, possession is protected because men by taking possession of an object have brought it within the sphere of their will. The freedom of the will is the essence of personality and has to be protected so long as it does not conflict with the universal will which is the State. As possession involves an extension of personality over the object, it is protected by law. As the reputation of a person he is protected against defamatory attack, his possession is protected as he has projected his Personality over the object possession.

Possession is an evidence of ownership which provides that when any question is whether by any person is the owner of a property of which he is possession, the burden of proving that he is not the owner is on the person who affirm that he is not the owner to prove beyond reasonable doubt through evidences and exhibit in the court of law. The irony here is that if possession is wrongful owned by a possessor since no rightful owner to claim the title against for which he claimed, the law grants the unlawful owner the right to possess, meaning holding for brief until the lawful owner redeems or acclaims the ownership.

Possession is protected for the preservation of peace: It is the natural human instinct that he does not easily part of with what he possesses. The interference with the possession leads to violence. Thus the protection is given to the Possession to aid criminal law and it prevents a breach of peace. A particular section in Nigeria constitutions deals with the dispute of immovable property to provide speedy remedy for the prevention of breaches of peace out of such dispute. The object of this section is to enable an executive Magistrate to intervene and pass a temporary order in regard to the possession of the property in dispute, till the competent civil court determines the right of the parties. The executive Magistrate shall determine the possession of immovable property on a particular date and issue an order declaring such party to be entitled to Possession, thus restore to Possession to the party who was forcibly and wrongfully dispossessed of. Method of Transfer possession are

Transfer or acquisition of possession can be done in three ways, Viz.;

- Transfer of possession by taking,
- Transfer of possession by delivery
- Transfer of possession by the operation of law.

By taking: As regards the acquisition or transfer of possession by taking, it is done without the consent of the previous possessor. This also may be done in two ways. One is called the rightful taking of possession and the other the wrongful taking of possession. A shopkeeper is entitled to get some money from a customer. This is an example of the rightful taking of possession. If a thief steals from an individual, his acquisition of possession is wrongful. However, if a person captures a wild animal which does not belong to anybody, possession is called original.

By delivery: Another way of acquisition of possession is by delivery or tradition in such a case, a thing is acquired with the contents and cooperation of the previous possessor, delivery is of two kinds, Viz., Actual and constructive. In the case of actual delivery immediate possession is given to the transferee. There are two categories of actual delivery. According to one category, the holder retains mediate possession and according to the other the holder does not retain mediate possession, if they tend to sell the same, they do not retain any mediate possession any more. Constructive delivery is that which is not direct or actual. There are certain things which cannot

actually be transferred by the owner to the purchaser or by the transferor to the transferee. In such Cases, constructive delivery alone is possible. There are three kinds of constructive delivery and those are traditio brevi manu, constitution possessorium and attornment in the case of traditio brevi manu, possession is surrendered to one who has already immediate possession. In such a case, it is only the Animus that is transferred as the corpus of possession already with the transferee. I have already lent a book to somebody, if I sell the same book to him, it is a case of traditio brevi manu. In the case of constitution possessorium it is only the mediate possession that is transferred and the immediate possession is retained by the transferor. I may sell my car to somebody but I may retain the physical possession of the same for some time in spite of the payment of price to me. In such a case, the Animus is lost and I keep the car on behalf of the purchaser. It is to be observed that in all cases of constructive delivery, there is a change of Animus alone and corpus of possession remains where it was before.

By operation of law: Transfer of possession can be made by the operation of law as well. This happens when, as a result of law, possession changes hands. If a person dies, the possession of his property is transferred to his successor and legal representatives.

Kind of Possession

The institution of property has indispensable relationship with the mankind. There are two important rights related to property namely, i) ownership and ii) possession. Possession is an evidence of ownership. It is very difficult conception of utmost practical importance in legal theory. Following are the important kinds of possession.

i) Corporeal Possession:

Those things, which are having physical or material existence, wherein direct relationship with the thing, are possible. For example, House has physical existence which can be perceived by our senses. The possession in the house therefore is Corporeal Possession. Therefore corporeal possession is the possession of material things, movable as well as immovable such as the car, book, pen, wristwatch, etc.

ii) Incorporeal Possession:

It means Possession of immaterial or intangible things. These are the things, which do not have physical existence and therefore cannot be perceived by our senses. Therefore possession in respect of this thing is known as incorporeal possession. For example - copyright, trademark, Patent, Goodwill etc. According to Salmond (1957), corporeal possession is Possession of an object whereas incorporeal possession is the possession of a right.

3) Mediate Possession:

It is the Possession of a thing through another, either through his friend, servant for agent. As the thing remains, in possession with another, the possessor has lesser degree of physical control over such thing. For instance if 'X' has a car, which he leaves with his driver. The possession of the driver will be immediate whereas the Possession of 'X' will be mediate. Another example is that if 'A' purchased a house through his agent and the agent got the possession. A's possession is said to be the mediate possession.

4) Immediate Possession

It is also called as direct Possession. Direct or primary possession by a person over a particular object, which acquires or gets directly or personally. In immediate possession, as the thing is in possession of the possessor directly, he has higher degree of control over such thing. It means that there is no other person holding the thing. For example, if 'X' has a car and he keeps it in his garage, this constitutes immediate possession. Again, if 'A' purchased a house and takes possession of the property it is called direct or immediate Possession.

5) Constructive Possession:

Constructive possession is not actual possession it is a possession in law and not possession in fact. According to Pollock and Wright, it is a possession which arises only by the construction of law. For instance, the delivery of the keys of a building.

6) Adverse Possession:

It means holding the land on his own behalf of some other person. If adverse possession continues peaceful and undisturbed for that number of years, he can claim ownership and the true owner's right (ownership) gets extinguished.

7) De facto Possession:

De facto Possession exists where the thing is in the immediate occupancy of a party. The person in de facto possession has the physical control of the thing to the exclusion of others and has Animus and Corpus over the material object. De facto possession may be described as actual Possession.

8) De jure Possession:

De jure possession can be described as possession in law. De jure possession exists when person claims a thing as his own in natural normal legal manner by occupying a thing without any dispute as to his legal right to possess and enjoy the thing. Legal possession may exist with or without property in possession. In case of De jure possession it is just possible that a man I have ceased to live in a house but without intending and to abandon it for good as the owner of the house.

II) Prescription

According to Salmond (1957), prescription may be defined as the effect of lapse of time in creating and destroying rights; it is the operation of time as a vestitive fact. Prescriptions are of two kinds-acquisitive prescription and positive prescription means the creation of a right by the lapse of time. For example, right of way is acquired by continued de facto use of it, undisputedly and openly for a period Prescribed by law. Negative prescription is the destruction of a right by the lapse of time. Example, the right to sue for non-payment of a debt within a prescribed period is extinguished after the lapse of that Period. In Nigeria, limitation Act prescribes three years period for extinction of the right.

III) Agreement

Property may also be acquired by agreement which is enforceable by law. The owner of a right can transfer his rights in property to another with or without consideration. If it is for consideration it is called a sale and if it is without consideration it is called a gift. It is one of the important

principles of law based on the Maxim "Nemo dat quad habet legime", that is no one can convey a better title than he himself has, as a general rule. An agreement is an expression by two or more persons communicated each other to the other of a common intention to affect the legal relation between them. An agreement has four essential elements which are as follows; there should be two or more parties to an agreement; mutual consent of the parties; it should be communicated and there should be common intention to affect the legal relationship.

IV) Inheritance

Another method of acquiring property is by means of inheritance. When a person dies certain rights survive him and pass on to his heirs and successors. There are others which die with him. Those rights which survive him are called heritable or inheritable rights. Those rights which do not survive him are called uninheritable rights. Proprietary rights are inheritable as they possess value. Personal rights are not inheritable as they constitute merely his status. However, there are certain exceptions to the general rule. Personal right may not die in case of hereditary titles. Proprietary rights maybe uninheritable in the case of lease for the life of lessee only or in case of joint ownership.

Succession of the property of a person may be either tested it or it may be intestate i.e by means of a will or without a will. If the deceased has made a will, then succession would take place according to the term to the will. But if there is not will, then succession will take place by the operation of law which is known as non-testamentary succession. In case there are no heirs of the deceased, his property shall go to the State.

Morality of Property acquisition

Nigerians have different purposes of acquiring properties. Morality here involves the purpose, reason and justification behind buying a property such as car, building, machineries, furniture and fittings, estates, lands, generators, etc. They following are justification for property acquisition:

(i) Investment purposes

Investment is an asset purchased with the ambition of spinning, obtaining and generating profit in return. From economic point exposition, an investment is the purchase of goods that are not used for the present but with unprecedented wealth creation. In finance, an investment is a monetary asset purchased with the knowledge that the asset will yield profit in the later with higher profit (James, 2020). In Nigeria people invest in properties such as building, cars, estates and land for profit-making in future. In the morality of asset purchasing it can be resold in future with aim to maximize huge profit. Properties such as land, estates, building etc have future appreciable values. So many businessmen are into property business.

Investing is assigning money to work - or to purchase an asset - where those asset are invested to work, with the goal to increased value over time. The term investment can refer to any mechanism used for generating future income. In the financial sense, this includes the purchase of bonds, stocks or real estate property among several others. Additionally, a constructed building or other facility used to produce goods can be seen as an investment. The production of goods required to produce other goods may also be seen as investing (James, 2020).

(ii) Embezzlement of Fund

The act of withholding assets for the purpose of conversion (theft) of such assets, by one or more persons to whom the assets were entrusted, either to be held or to be used for specific purposes is term embezzlement (Legal explanation, n.d). Embezzlement is a type of financial fraud. For example, a lawyer might embezzle funds from the trust accounts of their clients; a financial advisor might embezzle the funds of investors; and a husband or a wife might embezzle funds from a bank account jointly held with the spouse.

Embezzlement usually is a premeditated crime, performed methodically, with precautions that conceal the criminal conversion of the property, which occurs without the knowledge or consent of the affected person. Often it involves the trusted individual embezzling only a small proportion of the total of the funds or resources they receive or control, in an attempt to minimize the risk of the detection of the misallocation of the funds or resources. When successful, embezzlements may continue for many years without detection. The victims often realize that the funds, savings, assets, or other resources, are missing and that they have been duped by the embezzler, only when a relatively large proportion of the funds are needed at one time; or the funds are called upon for another use; or when a major institutional reorganization (the closing or moving of a plant or business office, or a merger/acquisition of a firm) requires the complete and independent accounting of all real and liquid assets, prior to or concurrent with the reorganization (

In Nigeria, so many office holders and politicians conceal their embezzled money into property acquisition land, estates, building etc through their agents so that EFCC may not dictate and prosecute them accordingly. Then, this becomes a popular morality of property acquisition.

(iii) Transfer of Ownership

Transfer of ownership refers to the transfer of property from the current owner to a new owner. A transfer of ownership includes the purchase of the property, the new owner taking on the mortgage payments, and the new owner taking actual possession of the property. The seller and buyer of the property must both agree to the conditions of the transfer. In the contemporary society of ours, where transfer of ownership is done according to tradition to the beneficiary (<https://www.justipedia.com/definition/8514/transfer-of-ownership>). This becomes one of the morality of property acquisition where the parents may decides to prepare a better platform for their children's future in case of eventuality such as death, sickness, etc.

(iv) Retirement agenda

Retirement is the withdrawal from one's position or occupation or from one's active working life (*Mehbaliyev, 2012*). An increasing number of individuals are choosing to put off this point of total retirement, by selecting to exist in the emerging state of pretirement. Some people who have retired from a position with a pre-nominal title, particularly military officers, are often listed with a post-nominal indicating retirement, e.g., "Admiral John Smith (ret)" (or rtd or retd) (*Debrett's, 2019*).

Many people choose to retire when they are eligible for private or public pension benefits, although some are forced to retire when bodily conditions no longer allow the person to work any longer (by illness or accident) or as a result of legislation concerning their position (*SueKunkel, 2017*).

Ideally, after retirement one supposed to go home and rest. In the case of Nigeria, businessmen, civil servants and private sector workers usually invest heavily on property such as hotel, estate, animal agricultural farming to use it as a source of busy after retirement.

3. CONCLUSION

Morality is issue of societal values and ethics. It is of value that property acquisition such as land, building and other tangible assets be owned by an individual irrespective of age. The morality behind property acquisition is a means of holding/hiding money of politicians. Property acquisition is purchased for the purpose of future business and also a source of passing inheritance to the person's generation. The method of property acquisition include possession, prescription, agreement and inheritance.

4. RECOMMENDATIONS

It is recommended that:

- (i) Property acquisition should be done under the morality of the society.
- (ii) Property acquisition should not lead to unmoral characteristics of the society.
- (iii) Government should satellite the political office holders and civil servants on property acquisition through whistle- blower through the public.
- (iv) Appropriate punishment should be meant on the disgruntle elements that breach the law because of property acquisition.

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