

TeMA

Journal of
Land Use, Mobility and Environment

The three issues of the 12th volume will think again the debate on the definition and implementation of methods, tools and best practices connected to the evolution of the main scientific topics examined in depth in previous TeMA Journal volumes.

Tema is the Journal of Land use, Mobility and Environment and offers papers with a unified approach to planning and mobility. TeMA Journal has also received the Sparc Europe Seal of Open Access Journals released by Scholarly Publishing and Academic Resources Coalition (SPARC Europe) and the Directory of Open Access Journals (DOAJ).



THE TIMES THEY ARE A-CHANGIN'

TeMA

Journal of
Land Use, Mobility and Environment

THE TIMES THEY ARE a – CHANGIN'

1 (2019)

Published by

Laboratory of Land Use Mobility and Environment
DICEA - Department of Civil, Architectural and Environmental Engineering
University of Naples "Federico II"

TeMA is realized by CAB - Center for Libraries at "Federico II" University of Naples using Open Journal System

Editor-in-chief: Rocco Papa
print ISSN 1970-9889 | on line ISSN 1970-9870
Licence: Cancelleria del Tribunale di Napoli, n° 6 of 29/01/2008

Editorial correspondence

Laboratory of Land Use Mobility and Environment
DICEA - Department of Civil, Architectural and Environmental Engineering
University of Naples "Federico II"
Piazzale Tecchio, 80
80125 Naples
web: www.tema.unina.it
e-mail: redazione.tema@unina.it

Cover Image by Giuseppe Mazzeo, Cascata dos Jardins da Água, Lisbon, Portugal

TeMA. Journal of Land Use, Mobility and Environment offers researches, applications and contributions with a unified approach to planning and mobility and publishes original inter-disciplinary papers on the interaction of transport, land use and environment. Domains include: engineering, planning, modeling, behavior, economics, geography, regional science, sociology, architecture and design, network science and complex systems.

The Italian *National Agency for the Evaluation of Universities and Research Institutes* (ANVUR) classified TeMA as scientific journal in the Area 08. TeMA has also received the *Sparc Europe Seal for Open Access Journals* released by *Scholarly Publishing and Academic Resources Coalition* (SPARC Europe) and the *Directory of Open Access Journals* (DOAJ). TeMA is published under a Creative Commons Attribution 3.0 License and is blind peer reviewed at least by two referees selected among high-profile scientists. TeMA has been published since 2007 and is indexed in the main bibliographical databases and it is present in the catalogues of hundreds of academic and research libraries worldwide.

EDITOR IN-CHIEF

Rocco Papa, University of Naples Federico II, Italy

EDITORIAL ADVISORY BOARD

Mir Ali, University of Illinois, USA
Luca Bertolini, University of Amsterdam, Netherlands
Luuk Boelens, Ghent University, Belgium
Dino Borri, Polytechnic University of Bari, Italy
Enrique Calderon, Polytechnic University of Madrid, Spain
Roberto Camagni, Polytechnic University of Milan, Italy
Derrick De Kerckhove, University of Toronto, Canada
Mark Deakin, Edinburgh Napier University, Scotland
Aharon Kellerman, University of Haifa, Israel
Nicos Komninos, Aristotle University of Thessaloniki, Greece
David Matthew Levinson, University of Minnesota, USA
Paolo Malanima, Magna Græcia University of Catanzaro, Italy
Agostino Nuzzolo, Tor Vergata University of Rome, Italy
Rocco Papa, University of Naples Federico II, Italy
Serge Salat, Urban Morphology and Complex Systems Institute, France
Mattheos Santamouris, National Kapodistrian University of Athens, Greece
Ali Soltani, Shiraz University, Iran

ASSOCIATE EDITORS

Rosaria Battarra, National Research Council Institute of Studies on Mediterranean Societies, Italy
Gerardo Carpentieri, University of Naples Federico II, Italy
Luigi dell'Olio, University of Cantabria, Spain
Isidoro Fasolino, University of Salerno, Italy
Romano Fistola, University of Sannio, Italy
Carmela Gargiulo, University of Naples Federico II, Italy
Thomas Hartmann, Utrecht University, Netherlands
Markus Hesse, University of Luxemburg, Luxemburg
Seda Kundak, Technical University of Istanbul, Turkey
Rosa Anna La Rocca, University of Naples Federico II, Italy
Houshmand Ebrahimpour Masoumi, Technical University of Berlin, Germany
Giuseppe Mazzeo, National Research Council Institute of Studies on Mediterranean Societies, Italy
Nicola Morelli, Aalborg University, Denmark
Enrica Papa, University of Westminster, United Kingdom
Dorina Pojani, University of Queensland, Australia
Floriana Zucaro, University of Naples Federico II, Italy

EDITORIAL STAFF

Gennaro Angiello, Ph.D. at University of Naples Federico II, Italy
Stefano Franco, Ph.D. student at Luiss University Rome, Italy
Federica Gaglione, Ph.D. student at University of Naples Federico II, Italy
Carmen Guida, Ph.D. student at University of Naples Federico II, Italy
Rosa Morosini, Ph.D. student at University of Naples Federico II, Italy
Maria Rosa Tremitera, Ph.D. at University of Naples Federico II, Italy
Andrea Tulusi, Ph.D. at Second University of Naples, Italy

TeMA

Journal of
Land Use, Mobility and Environment

THE TIMES THEY ARE a – CHANGIN

1 (2019)

Contents

3 EDITORIAL PREFACE
Rocco Papa

FOCUS

5 **Good practices for the management of fragile territories resilience**
Federica Pignatelli, Mariangela De Vita, Pierluigi Properzi

31 **DM 1444 2.0. New standards for the Italian City**
Giuseppe Mazzeo, Floriana Zucaro, Rosa Morosini

LAND USE, MOBILITY AND ENVIRONMENT

53 **Success Factors of Smart Cities: a Systematic Review of Literature from 2000-2018**
Abdulaziz. Aldegheishem

65 **Analysis of the first urban regeneration area in Kocaeli after Gölcük earthquake by using zoning plans**
Burcu Aslan, Cankut Dagdal

83 **Impacts of land disputes community development**
Mbazor David Ngwoke, Ojo Babajide

97 REVIEW PAGES

Gennaro Angiello, Gerardo Carpentieri, Rosa Morosini,
Maria Rosa Tremiterra, Andrea Tulisi

TeMA

Journal of
Land Use, Mobility and Environment

TeMA 1 (2019) 83-96
print ISSN 1970-9889, e- ISSN 1970-9870
DOI: 10.6092/1970-9870/5888

review paper received 2nd November 2018, accepted 29th April 2019
Licensed under the Creative Commons Attribution - 4.0 International License
www.tema.unina.it

How to cite item in APA format:

D. N. Mbazor & B. Ojo (2019). Impacts of Land Disputes on Community Development. *Tema. Journal of Land Use, Mobility and Environment*, 12(1), 83-96. doi: <http://dx.doi.org/10.6092/1970-9870/5888>



IMPACTS OF LAND DISPUTES ON COMMUNITY DEVELOPMENT

David Ngwoke Mbazor^a, Babajide Ojo

Department of Estate Management, School of Environmental Technology,
Federal University of Technology Akure
e-mail: dnmbazor@futa.edu.ng

^aORCID <https://orcid.org/0000-0001-7437-8899>
e-mail: bojo@futa.edu.ng

ABSTRACT

Land disputes as experienced in different parts of Nigeria have strong effect on rural and urban socio-economic development. Land disputes have disastrous and life threatening effects on individuals as well as on groups, communities and even entire nations. The goal of this study is to investigate the impacts of disputes on land in relation to human capital and infrastructural development of communities. In view of this, the study examined the specific impacts of land disputes on the development of communities in Inyimagu district. In achieving this, Three hundred and Seventeen (317) questionnaires were retrieved from the residents of the various villages that make up Inyimagu community in Ikwo local government area of Ebonyi state Nigeria, a community that has been ravaged by communal clashes with the adjoining villages including Nsobo community in Obubra local government area of Cross River state over the issue of land ownership. Data were analysed using a simple descriptive statistics. Finding shows that village claim of long time settlements, long-term enmity amongst families among others factors are the major reasons for the incessant land disputes in these communities. The study will contribute to the knowledge of understanding the major factors responsible for land disputes in rural communities and the effects of such disputes to the socio-economic growth and development of the effected communities.

KEYWORDS:

Dispute, Land, Land in dispute, Land Ownership, Land use Act.

TeMA

有关土地使用、交通和环境的杂志

TeMA 1 (2019) 83-96
print ISSN 1970-9889, e- ISSN 1970-9870
DOI: 10.6092/1970-9870/5888

review paper received 2nd November 2018, accepted 29th April 2019
Licensed under the Creative Commons Attribution - 4.0 International License
www.tema.unina.it

How to cite item in APA format:

D. N. Mbazor & B. Ojo (2019). Impacts of Land Disputes on Community Development. *Tema. Journal of Land Use, Mobility and Environment*, 12(1), 83-96. doi: <http://dx.doi.org/10.6092/1970-9870/5888>



城市改造区内区域划分规划的变化分析

David Ngwoke Mbazor^a, Babajide Ojo

Department of Estate Management, School of Environmental Technology,
Federal University of Technology Akure
e-mail: dnmbazor@futa.edu.ng

^aORCID <https://orcid.org/0000-0001-7437-8899>
e-mail: bojo@futa.edu.ng

摘要

本文旨在通过梳理智慧城市文献资料，实现所述目标。通过对150多篇文献资料进行查阅和分析，发现智慧城市各大驱动因素和成功指标，供未来研究政策所参考。研究结果指出了促使智慧城市形成的几大因素。这些驱动因素涉及经济、环境、治理、安全、能源、生活、科技、建筑、教育和人员。有趣的是，一座智慧城市的划分，应取决于该城市达到的智慧程度是否满足这些驱动力的要求。也就是说，智慧城市是以自身的智慧经济、智慧环境、智慧治理、智慧安全、智慧能源、智慧生活、智慧科技、智慧建筑、智慧教育、智慧人员为特征的城市。本文通过阐述与成功的智慧城市相关的各大驱动因素和指标，为智慧城市的研究文献做出了贡献。本文旨在通过梳理智慧城市文献资料，实现所述目标。通过对150多篇文献资料进行查阅和分析，发现智慧城市各大驱动因素和成功指标，供未来研究政策所参考。研究结果指出了促使智慧城市形成的几大因素。这些驱动因素涉及经济、环境、治理、安全、能源、生活、科技、建筑、教育和人员。有趣的是，一座智慧城市的划分，应取决于该城市达到的智慧程度是否满足这些驱动力的要求。也就是说，智慧城市是以自身的智慧经济、智慧环境、智慧治理、智慧安全、智慧能源、智慧生活、智慧科技、智慧建筑、智慧教育、智慧人员为特征的城市。本文通过阐述与成功的智慧城市相关的各大驱动因素和指标，为智慧城市的研究文献做出了贡献。

关键词:

地理信息系统; 可持续性; 城市改造; 区域划分规划

1 INTRODUCTION

The Nigeria Land Use Act of 1978 highlights the constitutional right of every eligible person to own land and in any place that does not contribute negatively to his or her development as long as they follow specified guidelines. The 1978 Land Use Act vests all land in the Governor of each state of the federation to hold in trust and administer for the people. It provides that land may be administered under two tenure systems: statutory and customary tenures. While statutory land is administered in accordance with written laws, by government officials, customary land is administered by traditional authorities based on unwritten and localized customary laws in certain places in Nigeria.

It is generally said that "all development starts and remains on land", as such efforts to develop a town or community should be well planned and integrated to be meaningful and useful to the people. The continuous growth in world population and the associated changes in lifestyle call for a need to examine current trends in land issues, which also include land disputes. Dispute or conflict is a phenomenon that cannot be avoided in human interrelationship with each other. Social, economic, religious and political issues are agreed to be at the heart of the source of human disputes. That is, differences in interest on these issues can cause conflict of various natures. Land disputes often have extensive negative impacts on economic, social, spatial and ecological development of any nation. This is especially true in developing countries and countries in transition such as Nigeria, Ghana, Cameroun etc., where land market institutions are very weak, opportunities for economic gain by illegal action are widespread and many poor and deprived people in the society lack access to land. Land disputes have disastrous and life threatening effects on individuals as well as on groups, communities and even entire nations (Wehrmann, 2008). It also affects city growth and development. Therefore, issues of land disputes should thus be handled with utmost care as land is noted to be a primary resource that men and women in most communities in Nigeria depend on for their livelihood and social economic growth and development. Mudenda (2006) supported this assertion and stated that "Land is a source of food, shelter, social status and power". It is on the basis of these that this study is meant to investigate the impacts disputes on land has on human capital and infrastructural development of communities under study. Since creation of the earth, and from one generation to another generation, land has been held as the greatest resource and indeed the backbone of wealth in many African communities, whether in towns or in rural communities. Land is known to be the focal point of economic growth, poverty eradication and the general improvement of livelihoods, (Government Gazette, 2004). Similarly, to the investor, land is the basis of wealth creation; to the peasant and commercial farmer, a basis of production and to the community, a source of pride and social status. Land is a vital natural resource that hosts and sustains all living things namely; plants, animals, man and infrastructure. It is a fixed socio-economic asset that aids production of goods and services and hosts virtually all activities that take place on earth (Magel, 2001). The above mentioned arguments reveal that land is central to continuity of life, indispensable in physical development and complex in social relations of production in the economic world. In other words, to every land, there is the socio-cultural dimension to it. As a result, dispute over land is often combined with strong economic, spatial, cultural and emotional values. There are indications that man's complex socio-economic, cultural and physical attachments to land have placed land in a sensitive and unique position. Many countries of the world, especially developing countries in Africa have experienced severe problems relating to land. The most prevalent ones include environmental degradation, landlessness, squatting, and rural poverty (Kambenja, 1997). The U N in addition argues that, one of the major land issues is dispute resolution, which if not addressed can lead to serious underdevelopment. The major problem associated with land dispute is the loss of lives and properties. Disputes on land often occur between individuals, groups and communities. Dispute on land in recent years have done more havoc than good to the 21st century generation (Ukaejiofor, 2009). Dispute on land often truncate the socio-economic and physical development of most urban and rural areas leaving the dwellers with economic hardship, poverty accentuation, health challenges, food scarcity, low standard of living, slow city and

community growth among others. It has been observed in studies that land disputes often result into several deaths and severe injuries during conflict battles especially in situations where it is a communal dispute (Fischer, 2012).

Presently, there have not been any clear terms on how to resolve land disputes in Nigeria especially between villages, towns and cities despite all the provisions in the existence of land use Act and all other efforts by the government. Communal conflict which relates mostly to land issues still dominates southern and middle belt parts of Nigeria. The need for arable land for farming and rearing of animals has increased over the years giving room for conflicts and land disputes. Irrespective of the efforts of the federal, state and local governments towards resolving land disputes, little results have been achieved as land disputes is common in villages, towns and cities, particularly in the villages who equates land possession as wealth and inheritance rights (Fischer & Ferlie, 2013). There is no doubt that the problems associated with incessant land disputes could hinder the growth and development of villages, towns and cities such as Inyimagu town and its adjoining localities. The growth of the town in terms of community infrastructures, housing development and business activities have been seriously affected by crisis associated with land disputes. Businesses are often shut down during crises in the town and this usually leads to loss of lives and valuable goods, it also leads to increase in food prices, high cost of living, unstable society, slow execution of building projects, non maintenance of community infrastructure, damage of community facilities etc.

Despite the prevalence of research in the context of land and associated disputes, the impacts of land disputes on community development has not been sufficiently covered as it affects land dispute in Nigeria. This study thus aims at providing valuable feedback on land dispute studies as well as contributes to the knowledge of understanding the major factors responsible for land disputes in rural communities and the effects of such disputes to the socio-economic growth and development of the effected communities.

2. LITERATURE REVIEW

2.1 DISPUTES IN LAND

A dispute, as defined by sociologists, is a social fact in which at least two parties are involved and whose origins are differences either in interests or in the social position of the parties (Imbusch, 1999). Consequently, land conflict can be defined as a social fact in which at least two parties are involved, the roots of which are different interests over the property rights to land: the right to use the land, to manage the land, to generate an income from the land, to exclude others from the land, to transfer it and the right to compensation for it. A land conflict, therefore, can be understood as a misuse, restriction or dispute over property rights to land (Wehrmann, 2005). The dimensions of land disputes vary significantly. Banette and Jan (2008) observed that a difference is found in the identity of the actors involved. They stressed that some of them being legitimated to Act in the way they occur, others are not. They further noted that land disputes are found in the land itself which are mostly on the basis of ownership such as state, private or commonly owned land. Understanding the specific nature of the land dispute is a vital step in knowing its effects on the growth and development of the affected area.

2.2 GLOBAL CONTEXT OF LAND DISPUTE

Globally, disputes in land are common in virtually all societies. In an ideal society, institutions and transparent procedures can be put in place to resolve such disputes or at least lead to a process that minimizes their possibility of resulting violent disputes. However, it is observed that in societies that are characterized by insecurity of interests, inequality and weak institutions, such disputes may be aggravated through sheer neglect or predatory and discriminatory policies (Chipo, 2016). Land disputes are becoming more intense and diversified world over. However, it should be noted that land dynamics are context specific and continuously

changing, and such disagreement related to them do not systematically result into violence. The consequences of these disputes are far reaching and multidimensional in outlook and may include strong negative effects on social, economic, political and ecological development. These effects are high in developing countries, where land governance is weak, land markets are poorly developed, where there is widespread corruption and political patronage and where many poor members of the society lack access to land (Wehrmann, 2008).

Talking about land disputes around the world, the list is long, endless and ever-changing in nature. Conant (2014) observed that there are more than 150 existing disputes that involve territory, mostly in Africa, Asia, and the Pacific region, but also in Europe and the Americas. Generally, land disputes manifests in different forms, which ranges from disputes between individual parties (such as boundary lines, conflicts between neighbours), conflicts between communities, states or nations, inheritance (conflicts between siblings) and disputes over the use of a given piece of land. Koelmann et al (2018) noted that land conflicts have become a major issue for governments in meeting renewable energy policy objectives in Netherland.

2.3 LAND DISPUTES IN NIGERIA

Issues of disputes surrounding land in Nigeria are multi-faceted and highly complex, with dynamics that change from time to time and depending on the part of the country where they occur. To understand land disputes in Nigeria, especially those that result in violent crises that affects city growth and development—one must understand various types of land disputes found in the country and examine the historical context in which these disputes originated and the current environment in which they continue to thrive. Gausset et al. (2005) observed that “the same territory, landscape or resource can be perceived very differently by different people, and what has been interpreted as dispute over scarce resources often appears to be dispute of perspectives, over the definition of resource, and over the resource management rules.”

Drawing from the above statement, this paper seeks to go beyond Malthusian and Neo-Malthusian concepts of population growth and increasing scarcity as the primary driver of land and other resource disputes, and instead examine the “impacts of land disputes on the growth and development of Inyimagu Nigeria.” Again Gausset et al. (2005) opined that “looking at disputes through the lens of political ecology, one can see that disputes over resources are often due to distribution, management, and control, rather than scarcity”. Another school of thought held that “with regards to natural resources and conflict, relative abundance of a resource (including land) may lead to conflict. This is generally referred to as the “resource curse” an idea championed by scholars such as Ross (1999) and Mehlum (2008). In the Nigerian context, Quentin Gausset (2005) argues that the abundance of natural resources in the Adamawa region of north-western Cameroon and south-eastern Nigeria “has never prevented the existence of agro-pastoral disputes, just as it has never prevented tenure disputes among farmers or among herdsmen”.

When northern and southern Nigeria was merged by the British in 1914, the dominant ethnic groups in each region were confronted with an influx of people from other regions of the newly formed country as migration increased dramatically. In an effort to discourage ethnic clashes in northern cities, the British and the emirs persuaded Igbo and Yoruba people to live in separate parts of the city known as Sabon-Gari or stranger’s quarters. “By cobbling the different Nigerian groups into a culturally artificial political entity, the British stimulated inter-group competition and mobilization for power and resources in the new state.” The ethnic and political structures imposed by the British set the stage for decades of conflict in Nigeria.

In South West Nigeria when land grabbing is brought to the front burner, only one name comes to mind, the Omoniles. Omoniles are known to dispossess people of their property in the most crooked means possible. They foment chaos in the affected communities/area and carry out their heinous crime as if they are above the law. As their activities continue to escalate, it is sad to note that the arm of the law hardly catches up with them. Taking control of large extents of land, territories and related rights is a problem regardless of who takes it. The population of Nigeria, which continues to increase at an alarming rate with the corresponding

rapidly growing rate of urbanization as a result of the influx of a great number of people into urban areas, worsens the case of land grabbing. Nigeria has continually witnessed an increasingly urbanised and urban oriented society characterized by a daily influx of people of different tribes into major Nigerian cities since 1960. The resultant effect of such is increase in the value of land especially in the Nigerian cities of Lagos, Port Harcourt, Abuja, Onitsha, Warri, Ibadan, Awka and Calabar, among others.

Invariably, land has become gold and acquiring a plot of land in any of the aforementioned cities is not a walk in the park, whether by legal or illegal means. Land litigation has incited attacks – both spiritual and physical causing loss of lives and properties. The only thing some Nigerians want to do is control the sales of land whether by hook or crook and that is why Omoniles have continued their criminal activities with no holds barred. Their wanton display of violence on unsuspecting victims is a source of concern.

According to a report from one of the bulletin of Nigerian Institution of Estate Surveyors and valuers, average property in Maitama costs about N430 million. In Port Harcourt, the city adjudged to be the most expensive property location in southern Nigeria, the average property in this location costs about N150 million. The case of Lagos, the nation's commercial nerve center, is well known. What oil is to the people of the Niger Delta is what land is to the people of Lagos state. To s the least, the average property in Ikeja GRA area, which is occupied majorly by expatriates and wealthy Nigerians who prefer the low-key life, goes for about N250 million. Nonetheless, the good news in all of these is that a bill for a law to prohibit forceful entry and occupation of landed properties in Lagos state, is being planned for passage and observers are of the opinion that other states in the country will emulate Lagos State.

Studies revealed that a major factor of communal conflicts in most parts of Nigeria, particularly in the south east and middle belt zones is land or boundary disputes. This shows that land is becoming a very scarce factor of production either due to population pressure, land alienation or concentration of land in a few hands (Dunmoye, 2003). The study further observed that "Communal conflicts in Nigeria have been exacerbated by the economic crisis and pauperization of citizens in recent times. Factors that account for these conflicts are numerous. These include ethnicism, religious differences and their manipulation, land hunger and bourgeoning population, chieftaincy disputes and the native/settlers syndrome.

Soon after Nigerian independence in 1960, the young Country witnessed years of turbulent conflicts between the primary ethnic groups; the first Nigerian Democratic structure was overthrown in 1966, and the Nigeria-Biafran War of 1967 lasted two and a half years and claimed over one million lives; After which there arose inter-ethnic clashes around the country which have continued ever since. In the northern and the middle belt regions of the country, other than the Islamist uprising of Boko Haram, the region is dominated by clashes between Fulani pastoralists and farmer groups and sporadic inter-ethnic clashes in most cities and rural communities; in the southern region of the country, the fight is between the oil companies and local communities, that has spawned a number of rebel groups including the Bakassi Boys etc. (Idemudia, 2006). In most cities and towns around Nigeria, youth groups known as "area boys and others with different names" are causes of urban violence, destruction and crime.

According to the Nigeria Watch database, the country as a whole has witnessed 11,640 violent deaths and destruction of unquantifiable number of properties as at mid-2014. Obasanjo (2004) justifying his reason for imposing state of emergency in plateau state stated that "Violence has reached unprecedented levels and hundreds have been killed with much more wounded or displaced from their homes on account of their ethnic or religious identification. Schooling for children has been disrupted and interrupted; businesses have lost billions of naira and property worth much more destroyed." Similarly in a Distinguished Annual Lecture presented to the National Institute, Kuru, in 2002 former Head of state, General Ibrahim Babangida observed that *"the overall consequences of contemporary ethnic nationalism consist of the following among others; wastage of enormous human and material resources in ethnically inspired violent encounters, clashes and even battles; threat to security of life and property and disinvestments of local and foreign components with continuous capital flight and loss of confidence in the economy; the heightening of fragility of the economy*

and political process.” Also, in a research report presented by Participants of the Senior Executive Course No. 26 of the National Institute, the economic consequences of religious and communal conflicts were noted as follows: *“In addition to the irreplaceable loss of lives, losses in terms of property (goods, houses, business premises) have not yet been fully ascertained. Some survivors have permanently lost all they laboured for in their lives. As a result, one can safely argue that the aggregate of such instances negatively impact on the overall economy of these communities and by extension, the rest of the country. New armies of the unemployed, the destitute and highly aggrieved are added on the streets with its attendant consequences. Victims are also generally male and belonging to the economically active segments of the society”* (NIPSS, 2004).

Fabusoro et al. (2008) stated that land issues are a leading cause of conflict in Nigeria. They further noted that “access to land has been shown to be important to poverty reduction, economic growth, and the empowerment of the poor”. In addition, they opined that “the importance of territory is perhaps why land disputes are so prevalent in the country, and why they are more difficult to solve than other disputed issues”. On the other hand, Olabode and Ajibade (2010) argued that timing of dispute resolution is very crucial in that “if two adversaries are unable to settle their territorial dispute early, the resulting dispute is likely to last for several years.” It is understandably that if a dispute lasts for several years, a legacy of conflict is constructed and entrenched that makes any type of peace building effort much more difficult if not impossible. Nigeria as a country has passed through decades of land disputes, and the number of people dying and properties destroyed because of such continues to grow year by year. This has largely affected the rate at which Nigeria cities particularly in the north grow and develop. Conclusively, evidences showed that the major causes of land disputes in Inyimagu and other adjoining villages relates to claims of long time settlements on land, long-term enmity amongst families, scarcity of arable lands for farming among other factors.

3. METHODOLOGY

The research methodology adopted for this study was through collection of primary data from Inyimagu community in Ikwo Local Government Area in Ebonyi state, Nigeria which has been having inter-communal conflict among the neighbouring villages within the town and the neighbouring Cross River State. Available literature on recent communal conflicts in the study area revealed that the thirteen (13) districts that make up the study area have experienced one form of inter- communal conflicts or the other. Most of these conflicts are related to claims of ownership of agricultural farm lands in the area. Farming is the major occupation of the people of Inyimagu, Ikwo with the area known for the cultivation of a variety of crops such as rice, yam, cassava and palm wine in substantially large quantities. Information revealed that there were 13 political districts in Inyimagu (Census of Federal Republic of Nigeria, 2006). These include Agbaenyim, Akahufu, Akataka, Amuna, Effie Mgbobo, Ibem, Obegu, Ochoku, Odumowo, Ofenekpa, Oferekpa, Ugwueke and Ugwuenyim. The community is located on 6° 3' 11" and North 8° 10' 46" East with estimated density of 492.9/km² comprising 99,855 males and 115,114 females (NPC, 2016). The study purposely selected 390 household heads (30 in each district) in that up Inyimagu town for questionnaire distribution using systematic sampling method. The reason for making an equal selection was because it is assumed that the populations of the districts are same. In conducting the survey, each district is divided into clans (group of people living together). One out of every 5 compound buildings in each clan was selected using random sampling method. Where buildings were not accessible by road, minor roads or paths that served them were taken as accessible roads for the purpose of the study. In order to ensure a random start, the first building in every road within each clan was randomly chosen out of the first five Residential buildings. Where a chosen building was not used for residential purpose, the next one was selected to replace it. Household heads were targets of questionnaire administration in each of the sampled buildings. Information collected from them were on causes of past inter-communal land disputes in the area, their opinions on effects of land disputes on city growth and

development, strangers right to land and predominant land uses in the study area among others. In a compound where there were more than one household heads, the eldest one with longest time of stay was selected. In all, 390 questionnaires were administered out of which 317 (81%) were valid and worthy for analysis in this study (This is shown in Tab.1 below). This placed non-response rate at 18% of the targeted respondents who were either nursing the wounds of past disputes in their hearts or not willing to supply information related to issues of land dispute in the study area. Information obtained from the respondents were mainly related to main causes of communal land disputes and the effects of these on city growth and development. Data collected were analysed using descriptive method.

Selected Districts	Number of questionnaire Administered	Number of questionnaire Retrieved	Percentage of questionnaire retrieved
Agbaenyim	30	23	5.9
Akahufu	30	25	6.4
Akataka	30	21	5.5
Amuna	30	28	7.2
Effie Mgbobo	30	26	6.7
Ibem	30	22	5.6
Obegu	30	24	6.2
Ochoku	30	25	6.4
Odumowo	30	26	6.7
Ofenekpa	30	24	6.2
Oferekpa	30	23	5.9
Ugwueke	30	25	6.4
Ugwuenyim	30	25	6.4
TOTAL	390	317	81

Tab.1 Sample Frame and Size of the Study Area. Source: Author's field survey data, 2018

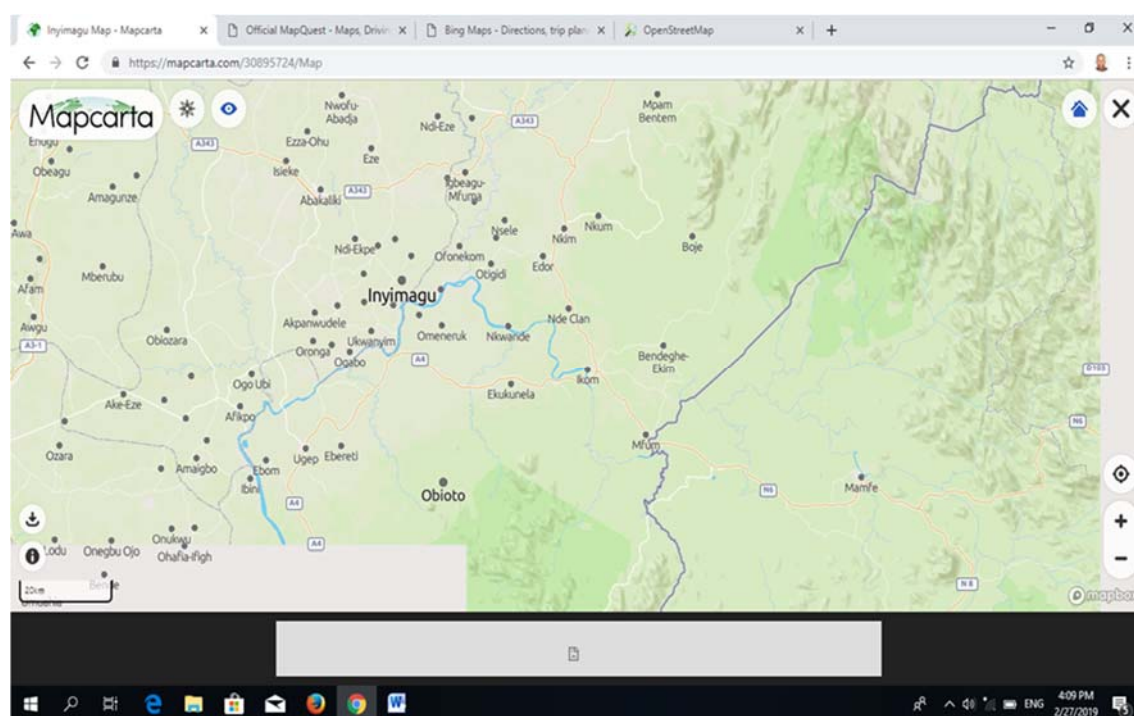


Fig.1 showing the location Map of the study area and communities affected by dispute

Districts	Reasons for Land Dispute						TOTAL
	Excessive greed for money	Self-interest by the elders in the families	Long-term enmity amongst families	Claim Settlements	of Rights over Land	Other Issues	
Agbaenyim	3 (13)	2 (8.7)	4(17.4)	5(21.7)	9(39.1)	0(00)	23(100)
Akahufu	2(8)	2(8)	5(20)	8(32)	8(32)	0(00)	25(100)
Akataka	3(14.3)	1(4.8)	5(23.8)	6(28.6)	5(23.8)	1(4.8)	21(100)
Amuna	2(7.1)	3(10.7)	8(28.6)	7(25)	6(21.4)	2(7.1)	28(100)
Effie Mgbobo	4(15.4)	2(7.7)	7(26.9)	9(34.6)	4(15.4)	0(00)	26(100)
Ibem	3(13.6)	2(9.1)	6(27.3)	5(22.7)	5(22.7)	1(4.5)	22(100)
Obegu	1(4.2)	4(16.7)	5(20.8)	8(33.3)	6(25)	0(00)	24(100)
Ochoku	2(8)	4(16)	6(24)	6(24)	7(28)	0(00)	25(100)
Odumowo	3(12.5)	2(7.7)	4(15.4)	7(26.9)	8(30.8)	2(7.6)	26(100)
Ofenekpa	3(12.5)	4(16.7)	9(37.5)	5(20.8)	5(20.8)	0(00)	24(100)
Oferekpa	4(17.4)	2(8.7)	6(26.1)	7(30.4)	4(17.4)	0(00)	23(100)
Ugwueke	1(4.0)	4(16)	7(28)	7(28)	3(12)	3(12)	25(100)
Ugwuenyim	3(12)	1(4)	5(20)	8(32)	6(24)	2(8)	25(100)
TOTAL	34(10.7)	33(10.4)	77(24.3)	88(27.8)	76(24)	11(3.5)	317(100)

Tab. 2 Land as the Main Cause of Disputes in Inyimagu, Ebonyi State Nigeria. Source: Author's field survey data, 2018

3.1 LAND AS THE MAIN CAUSE OF CONFLICTS IN INYIMAGU, EBONYI STATE

Activities and various interests subsisting on land are the major causes of dispute in the study area and their degrees of occurrence are as shown as follows. Findings revealed that disputes in Inyimagu, Ebonyi State Nigeria were caused by land related issues. As seen in Tab.2, attempts by the natives to claim their communities' rights on land from those who are perceived to be non-natives constitute the highest percentage (27.8%) of the six variables considered to be the main cause of conflicts, and have resulted in conflicts between them and other communities. Also seen in the table, results shows that long term enmity amongst families (24.3%), Rights over land (24%), excessive greed for money (10.7%) and self interest by elders in the family (10.4%) are some of the factors that causes conflicts in the study area. The table further revealed that (3.5%) of the respondents had a contrary opinion to the effect that past conflicts in the study area could be linked with other issues different from land matter. The results further indicated that most of the recorded past conflicts in the various communities had some issues undertone other than land related matters. The import of this is that most disputes in Inyimagu were instigated by tussles over land matters.

Districts	Owner-ship Determination			TOTAL
	Family & individuals	Village heads	Government	
Agbaenyim	17(73.9)	1(4.3)	5(21.7)	23
Akahufu	21(84)	0(00)	4(16)	25
Akataka	19(90.5)	1(4.8)	1(4.8)	21
Amuna	24(85.7)	2(7.1)	2(7.1)	28
Effie Mgbobo	21(80.8)	3(11.5)	2(7.7)	26

Ibem	20(91)	0(00)	2(9.0)	22
Obegu	24(100)	0(00)	0(00)	24
Ochoku	16(64)	2(8)	7(28)	25
Odumowo	18(69)	2(7.7)	6(23.2)	26
Ofenekpa	22(91.7)	1(4.2)	1(4.2)	24
Oferekpa	21(91.3)	0(00)	2(8.7)	23
Ugwueke	19(76)	2(8)	4(16)	25
Ugwuenyim	22(88)	0(00)	3(12)	25
TOTAL	264(83.3)	14(4.4)	39(12.3)	317(100)

Tab.3 Those responsible for Land Administration, management and Allocation in Inyimagu. Source: Author's field survey data, 2018

3.2 SYSTEM OF LAND ADMINISTRATION, MANAGEMENT AND ALLOCATION IN INYIMAGU, EBONYI STATE

The study showed that land in Inyimagu, Ebonyi state Nigeria is principally owned and administered by the family rather than the government. As revealed in Tab.3, 83.3% of the respondents indicated that family or individual members of the community are in charge of their land administration, management and allocation. Only 4.4% and 12.3% of the respondents opined that village heads and government respectively are in control of land in the study area.

Districts	Land ownership			TOTAL
	Non-natives have no full right over Land Ownership	Non-natives can be given partial rights	Anybody can have full right over land	
Agbaenyim	0(00)	11(47.8)	12(52.2)	23
Akahufu	0(00)	6(24)	19(76)	25
Akataka	0(00)	10(47.6)	11(52.4)	21
Amuna	0(00)	6(21.4)	22(78.6)	28
Effie Mgbobo	0(00)	4(15.4)	22(84.6)	26
Ibem	0(00)	8(36.4)	14(63.6)	22
Obegu	0(00)	5(20.8)	19(79.2)	24
Ochoku	0(00)	5(20)	20(80)	25
Odumowo	0(00)	4(15.4)	22(84.6)	26
Ofenekpa	0(00)	6(25)	18(75)	24
Oferekpa	0(00)	5(21.7)	18(78.3)	23
Ugwueke	0(00)	4(16)	21(84)	25
Ugwuenyim	0(00)	10(40)	15(60)	25
TOTAL	0(00)	84(26.5)	233(73.5)	317(100)

Tab.4 Mode of Land Ownership in Inyimagu. Source: Author's field survey data, 2018

3.3 PREDOMINANT MODE OF LAND OWNERSHIP IN INYIMAGU, EBONYI STATE IN NIGERIA

There are various modes of land ownership in Nigeria as outlined on Tab.4 above. The styles of ownership differ from one community to another but the above classified styles are the predominant manner in which one can own land in the study area. As revealed in this study in Tab.4, about two third (73.5%) of the respondents were persuaded that anybody, be it a stranger or a native can have full right over any piece of

land in their community provided such right is legally acquired from the legal owner even without a certificate of occupancy issued by the government. Only 26.5% of the respondents in all the communities that make up Inyimagu are of the view that strangers should be given partial right of ownership in their respective communities. None (0 %) of the respondents are of the opinion that non-natives should have right of land ownership in the study area. The import of this is that most of the sampled respondents were of the opinion that strangers have right to own land in the study area since ownership is based on individual family members who has an unrestricted right to sale or alienate any part of his land at any time without permission from anybody.

Districts	Effects of land disputes			TOTAL
	Loss of lives & properties	Close down of social services such as Schools, hospitals & churches	Loss of economic activities such as farm lands & businesses	
Agbaenyim	12(52.2)	4(17.4)	7(30.4)	23
Akahufu	14(56)	1(4)	10(40)	25
Akataka	10(47.6)	2(9.5)	9(42.9)	21
Amuna	10(35.7)	5(17.8)	13(46.4)	28
Effie Mgbobo	16(61.5)	3(11.5)	7(26.9)	26
Ibem	14(63.6)	1(4.5)	7(31.8)	22
Obegu	15(62.5)	3(12.5)	6(25)	24
Ochoku	7(28)	5(20)	13(52)	25
Odumowo	12(46.2)	1(3.8)	13(50)	26
Ofenekpa	13(54.1)	5(20.8)	6(25)	24
Oferekpa	11(47.8)	3(13)	9(39.1)	23
Ugwueke	5(20)	4(16)	16(64)	25
Ugwuenyim	4(16)	3(12)	18(72)	25
TOTAL	143(45.1)	40(12.6)	134(42.3)	317(100)

Tab.5 Main effects of land disputes in Inyimagu, Ebonyi State. Source: Author's field survey data, 2018

Findings from the study revealed that land disputes in the study area have caused several damaging effects. This is evidenced in Tab.5 which shows that 45.1% of the respondents attested that land disputes in the study area have led to loss of lives and valuable properties. It further revealed that it has led to loss of economic activities such as farm lands & businesses (42.3%) and close down of social services such as Schools, hospitals & Churches (12.6%). The import of this is that economic, social and other activities are affected by crises that arose as a result of land dispute in the study area.

S/N	Impacts	SA	A	UD	D	SD	TOTAL
1	Increase in food prices	189	97	5	20	6	317
2	High cost of living	212	85	11	5	4	317
3	Unstable society	267	44	3	2	1	317
4	Decay of community infrastructures	217	78	7	12	3	317
5	Slow down projects development	292	16	-	7	2	317
6	Damage of community and individual properties	309	5	1	1	1	317

7	Displacement of inhabitants from their communities	302	9	3	2	1	317
Total		1788	334	30	49	18	2219

Tab.6 Socio-economic Impacts of Land Disputes on the Development of Inyimagu. **Source: Field survey, 2018**

Note: SA = Strongly Agreed, A = Agreed, UD = Undecided, D = Disagreed = SD = strongly Disagreed

Tab. 6 Computation for mean rating. The rating of the impacts of land disputes in Inyimagu, Ebonyi state is hereunder computed for mean rating. The mean rating is used to make decision concerning respondent's agreement.

Impacts of land disputes	SA	A	UD	D	SD	TOTAL	Mean	Rank	Decision
1	945	388	15	40	6	1394/317	4.39	7	Agreed
2	1060	340	33	10	4	1447/317	4.56	5	Agreed
3	1335	176	9	4	1	1525/317	4.81	4	Agreed
4	1085	312	21	24	3	1445/317	4.55	6	Agreed
5	1460	64	0	14	2	1540/317	4.85	3	Agreed
6	1545	20	3	3	1	1572/317	4.95	1	Agreed
7	1510	36	9	4	1	1560/317	4.92	2	Agreed

Tab.7 Computation for mean rating. **Source: Field survey, 2018**

Note: SA = Strongly Agreed, A = Agreed, UD = Undecided, D = Disagreed = SD = strongly Disagreed

The information contained in Tab.6 above shows that all the 317 respondents agreed that the stated Impacts in Tab.6 are the various impacts of land dispute in Inyimagu, Ebonyi state, Nigeria. This is because the mean score for the responses are above the cut-off point of (4.0). The lowest impact of land disputes in Inyimagu as shown on the list has a mean score of 4.39. This shows that land disputes in Inyimagu has led to an increase in food prices as there is scarcity of food in the town. Item 2 on the table have mean score of 4.56 and this shows that land disputes has impact on the cost of living. The views expressed by most of the respondents during oral interview collaborates this finding. Item 3 with a mean score of 4.81 also show that land disputes affect the societal peace and lead to an unstable society. This explains why communities/villages descend on their neighbours with a slightest provocation.

The mean score of item 4 is 4.56 which bothers on the decay of community's infrastructure can also be seen as the effect of land dispute in the study area. This is attributed to a total neglect and abandonment of the facilities by both the community and the government. This decay has the tendency to cause ill health and at the extreme cases death of the inhabitants.

Item 5 have a mean score value of 4.85. This signifies that land dispute in Inyimagu has resulted to a slow down of developmental projects such as housing development etc. This is attributed to the fact that investment can only thrive successfully in a dispute free environment.

Item 6 on the table has the highest mean score of 4.95 and this shows that the greatest impact of land dispute in Inyimagu is the damage done to community's and individuals' properties in the community. The views expressed by most of the respondents during oral interview collaborates this fact equally.

Finally, item 7 which as a mean value of 4.92 indicates that land dispute in Inyimagu leads to the displacement of inhabitants from their natural and ancestral homes to other neighbouring communities

4. CONCLUSION AND RECOMMENDATION

This paper has analysed vital issues associated with land disputes and which have serious implications on socio-economic development of the study area in particular. Firstly, it provided a basis for understanding the main causes of land disputes in Inyimagu, Ebonyi state Nigeria. The study further revealed the issue of who is in control of land management and administration in the area. The study unraveled the limitations of government both at state and local levels to control the use of land as enshrined in the land use Act of 1978, instead individuals and in some cases families are allowed to be determine who owns the land and for what purpose. Perhaps this lack of centralized control of land led to land fragmentation, making individual members of the community to claim their individuals' community's rights over a given pieces of land, resulting to unresolved disputes.

From the study it can be deduced that nations that have efficient and rigid systems of land administration have less disputes over land. Therefore, from the foregoing it is recommended that the existing land law in Nigeria and elsewhere should be comprehensively reviewed to fashion out a best policy that makes both rural and urban lands to be administered by the government through effective land administration system. In this, way the issue of family land ownership will be abrogated everywhere in Nigeria. In addition, it would address the problem of strangers' inaccessibility to certain categories of land thereby speeding up development of both rural and urban areas. Having this in operation, the craving to associate a piece of land to one's life and the desire to preserve family heritage would be drastically reduced, and in cases of minor issues such boundary matters, government through an established agency will step in for immediate settlement.

REFERENCES

- Babangida, Ibrahim Badamasi, (2002). *Ethnic Nationalities and the Nigerian State: The Dynamics and Challenges of Governance in a Plural Nigeria*, Distinguished Annual Lecture, National Institute for Policy and Strategic Studies, Kuru, Nigeria.
- Barnett, Jon & W. Neil Adger.(2007). Climate change, human security and violent conflict. *Political Geography* 26 (6), 39-655.
- Conant, E. (2014). For National Geographic, Published March, 2004.
- Chipo T.M (2016). The management of Land Disputes in Zambia and their Implications for Development: A case study of Mazabuka. A thesis submitted in partial fulfillment of the requirements for a Master of Science in Peace, Leadership and Conflict Resolution Degree at the School of Education, University of Zambia and Zimbabwe Open University
- Dunmoye,R. Ayo, (2003). General Survey of Conflicts in the Middle Belt Zone in Africa Peace Review, Special Edition, *Journal of Centre for Peace Research and Conflict*, National War College, Abuja, Nigeria.
- Egboka, B.C.E. & G.I. Nwankwor (1986). The hydro-geological and geo-technical parameters as causative agents in the generation of erosion in rain forest belt of Nigeria. *Journal of African Earth Sciences*, 3, 417-425.
- Fabusoro, E., T. Matsumoto & M., Taeb (2008). Land rights regimes in southwest Nigeria: implications for land access and livelihoods security of settled Fulani agro pastoralists. *Land Degradation & Development Journal*, 19(1), 91-103.
- Fischer, M.D. & Ferlie, E. (2013). Resisting hybridization between modes of clinical risk management: Contradiction, contest, and the production of intractable conflict. *Accounting Organizations and Society* 38(1), 30-49
- Gausset, Quentin, Michael A. W. & Torben B. eds. (1005). Beyond territory and scarcity: Exploring conflicts over natural resource management. Nordic Africa Institute.
- Idemudia, Uwafiokun, & Uwem E. Ite (2006). Demystifying the Niger Delta conflict: towards an integrated explanation. *Review of African Political Economy* 33(109), 391-406.
- Imbusch, P. Konflikttheorien. In: Imbusch, P. und R. Zoll (ed.): *Friedens- und Konfliktforschung. Eine Einführung mit Quellen.* (Friedens- und Konfliktforschung 1). Opladen (1999), pp. 117-150.

Koelman, M., Hartmann, T., & Spit, T. Land Use Conflicts in the Energy Transition: Dutch Dilemmas. *Tema. Journal of Land Use, Mobility and Environment*, [S.l.], v. 11, n. 3, p. 273-284, dec. 2018. ISSN 1970-9870. doi: <http://dx.doi.org/10.6092/1970-9870/5830>.

Mehlum, Halvor, Karl Moene, & Ragnar Torvik (2006). Institutions and the resource curse. *The Economic Journal*, 116 (508), 1-20.

Mudenda M. M. (2006). The Challenges of Customary Land Tenure in Zambia: Lusaka, pp. 34-25.

National Population Commission (NPC, 2016). National Population Commission of Nigeria (web), city and local government area of Ebonyi State, Nigeria

Nwajide, C.S & H. Hogue (1979). Gulling processes in south eastern Nigeria. *The Nigerian Fields*, 44, 64-74.

Obasanjo, Olusegun, (2004). Text of Broadcast to the Nation on the Declaration of a State of Emergency in Plateau State on Tuesday May 18, 2004. In Daily Trust newspaper, Abuja, Wednesday, May 19, 2004.

Okagbue, C.O & J.C. Ezechi (1988). Geotechnical characteristics of soils susceptible to severe gullyng in eastern Nigeria. *Bulletin of International Asso. Of Engineering Geology*, 38, pp 111-119.

Okagbue C.O. (1986). The physical and mechanical properties of laterite gravels from southeastern Nigeria relative to their engineering performance. *Journal of African Earth Sci.*, 5(6), 659-664.

Olabode, A. D. & L. T. Ajibade (2010). Environment Induced Conflict and Sustainable Development: A Case of Fulani-Farmers' Conflict In Oke-Ero LGAs, Kwara State, Nigeria. *Journal of Sustainable Development in Africa* 12 (5), 259-2743.

Ross, Michael L. (1999). The political economy of the resource curses. *World politics* 51(02), 297-322

Ukaejiofor (2009). Identifying appropriate tools for land governance in Nigeria: Spatial data serving people. Land governance and environment building capacity, Hanoi, 2009.

Wehrmann, B. (2005). Urban and Peri-urban Land Conflicts in Developing Countries, Research Reports on Urban and Regional Geography 2. Berlin 2005.

Wehrmann (2008). Land Disputes: A practical guide to dealing with land disputes, Eschborn Germany, 2008.

AUTHOR'S PROFILE

David Ngwoke Mbazor, currently works at the Department of Estate Management, Federal University of Technology, Akure, Nigeria. David does research in Land Accessibility, Housing Quality, Workplace Facilities and Occupants' Health and Productivity. His current project is 'IMPACT OF HOUSING QUALITY ON OCCUPANTS' HEALTH AND PRODUCTIVITY

Babajide Ojo, bachelor of Science(Estate Management), Master of Technology and Doctor of Philosophy in Estate Management at Department of Estate Management, Federal University of Technology Akure, Ondo state Nigeria.