

**Land Nationalization, Land Reforms and Resource-based Conflicts in Lagos and Ogun
States, Nigeria**

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**Being a PhD Thesis Submitted to the Department of Urban & Regional Planning,
Faculty of Environmental Design & Management, Lead City University, Ibadan, Oyo
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Certification

This is to certify that Olusola Silas ADEPOJU with matriculation number LCU/PG/002111 carried out this research work titled “Land Nationalization, Land Reforms and Resource-

based Conflicts in Lagos and Ogun States, Nigeria” in the Department of Urban and Regional Planning, Faculty of Environmental Design and Management, Lead City University, Ibadan, Oyo State, for the award of Doctor of Philosophy Degree (PhD) in Built Environment. The thesis is an outcome of an independent and original work. I have duly acknowledged all the sources from which the ideas and the extracts have been taken. The thesis is free from any plagiarism and has not been previously submitted.

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(Supervisor)

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Dedication

This research work is wholeheartedly dedicated to God Almighty without whom nothing is possible. I accord Him praises for making this academic pursuit a reality. I also dedicate this

work to my lovely children – Busayo, Feranmi and Pelumi. I appreciate your virtues of being good children.

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Abstract

This study examines the dynamics of land nationalization, land reform, and resource-based conflicts in Lagos and Ogun States, Nigeria, with a focus on the historical evolution of land reforms from the pre-colonial period to the Fifth Republic. The research evaluates how policies related to housing, urban planning, and mining have shaped land ownership and resource distribution in the region. The study employs a qualitative approach, drawing primarily on literature review and fieldwork to analyze the multifaceted dimensions of land

nationalization, land reforms, and resource-based conflicts in the two states. A total of 300 respondents were surveyed, with 291 returns, reflecting a 97% response rate. The study reveals significant awareness of land reforms, with 78% of respondents in Lagos and 94.7% in Ogun State indicating familiarity with land-related policies. The findings show a consensus in favor of land nationalization and the grant of right of occupancy, with 95% of participants from both states supporting these measures, as opposed to the customary ownership system. Only 5% of respondents disagreed with the notion of land nationalization. Additionally, the study highlights the prevalence of resource-based conflicts linked to land issues, especially in the context of ineffective land governance, tenure insecurity, the marginalization of local communities, urban expansion, mining activities, and agricultural land use. These conflicts have been exacerbated by competing interests between local communities, state authorities, and private entities. The research underscores the importance of addressing land reform gaps, particularly in terms of equitable resource distribution and conflict resolution, to promote sustainable development in both Lagos and Ogun States. The study contributes to the broader discourse on land governance in Nigeria, offering policy recommendations that advocate for a balanced approach to land ownership and use, with particular attention to the needs of local communities and the protection of customary land rights.

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Chapter One

Introduction

1.1 Background to the Study

All lives and human activities depend on land¹. The earth surface is made up of 70.8% ocean and 29.2% of land surface respectively. The land surface is further allotted into different users². A breakdown of global land use reveals that world's 10% is covered by glaciers, 19% is of barren land (deserts, dry salt flats, beaches, sand dunes, exposed rocks) and remaining 71% is the habitable land. The half of it falls under agricultural use, 37% are forests, 11% shrubs and grasslands, 1% as freshwater coverage and the built-up areas comprising urban centers including cities, towns, villages, roads and other infrastructure put in place by humans is just 1%³.

The built-up environment encompasses all aspects of our lives – culture, buildings, infrastructure and all other man-made amenities⁴. Therefore, the importance of land in human survival cannot be over-emphasized nor underestimated. Merriam-Webster dictionary defined land as the terra firma, and the basis of all human activities. It includes solid ground not covered by water, and legally extends to anything in, on and under the surface of the land⁵.

Land has a principal economic advantage because of its scarcity. Land can be referred to as a property or real estate even without building and equipment in designated spatial boundaries. The basic concept of land is its designated boundary and ownership status. It is a factor of production⁶.

Land lies at the heart of social, political and economic life of nations⁷. Along with other resources, it is a key factor for economic growth and development of Nations⁸. It is the foundation for shelter in the urban areas and the source of livelihood in the rural areas; it is an indisputable source of employment and wealth⁹. It is generally indestructible, inexhaustible yet inelastic. Land in Africa has historical, cultural, social and spiritual significance to the communities and to individual holders. Even the orthodox religions insist that it is anathema to tamper with monuments that mark land boundaries.

The challenges surrounding land tenure system in African countries are as complex and contentious despite various reforms by governments since 1960s. Fundamentally, in any tenure reforms, redefinition and redistribution of property rights are involved. As a result of this, African tenure reforms have continued to generate policy topical issues¹⁰. A gradual change in land reform agenda in Africa was noticeable of recent where it is being replaced with land governance because it was realized that effective land governance guarantees land productivity in an equitable and sustainable scale.

Land issues are therefore sensitive, demanding careful handling to avoid social and or political conflicts¹¹. The present Government in Nigeria has identified the land sector as one of its priority focal areas and is therefore working to implement land reform with the aim of re-appraising the existing management and distribution pattern so as to ensure that rights over any piece of land are identified, demarcated, documented and the rights inherent secured. The subsisting land holding system was created to ease access to land by all in the wake of increasing pressure for economic development. But the realities of the moment have made it necessary to improve the system to be able to cope with the unending competition for use of

land, especially in towns and cities and in productive high-value peri-urban areas because of rapid population growth, urbanization and growing market economy¹².

Prior to the introduction of a uniform rights of occupancy system, Nigeria operated a plural system of land tenure. There were basically four systems: tenure under the received English law; tenure under the State Land Laws, tenure under the Land Tenure Law, and the indigenous tenure under customary law. Two of these operated nationwide while the others followed the usual north-south dichotomy characterization in Nigeria tenure in these interests nationwide¹³.

Tenure with respect to the parcels of land all over the country which were specifically taken over by the state was governed by the provisions of the various State Land Laws. State land is land held by the state and includes land which was acquired before Nigerian independence by the British Crown by agreement, cession, or conversion, and land acquired by virtue of the Public Lands Acquisition statutes. Such land can only be held on a lease from the appropriate state government¹⁴.

Tenure in southern Nigeria as regulated by customary law had its roots in the traditional conception of land. Traditionally, land had economic, social, political, and religious significance. It was conceived of as a sacred institution given by God for the sustenance of all members of the community, and as such it belonged to the dead, the living, and the unborn¹⁵.

Since the view was that the living merely held land as a kind of "ancestral trust" for the benefit of themselves and generations yet unborn, it was inconceivable for any individual to claim ownership of the land or part thereof or to sell it. In Nigeria, as in almost all of the

former British colonies in West Africa, ownership of land in the accepted English sense is unknown. Land there is held under community ownership, and not, as a rule, by individuals which led to the involvement of the Federal Government of Nigeria to enact a uniform mode of land ownership.

In 1978 the Federation of Nigeria nationalized land holdings through introduction of a uniform right of occupancy system. However, the import of the new land policy's interaction with indigenous land tenure has not been grasped by the judiciary, fully articulated by lawyers, or acknowledged by laymen. This is evident from the conflicting decisions of courts, controversial commentaries of learned writers, and continuous alienation of land by laymen¹⁶.

In the legal community, the lack of understanding seems to be heightened by the singular application of doctrinal statutory interpretation, rather than a critical analysis and appraisal of the interplay between indigenous land tenures and the new right of occupancy system¹⁷. It is against this backdrop that this study seek to examine the effects of land nationalization on resource-based conflicts in Lagos and Ogun states, Nigeria with the aim to research into findings and present recommendations to the policy makers as well as land users in both private and public sectors.

1.2 Statement of the Research Problem

Resource-based conflicts in Lagos and Ogun States, Nigeria, has been exacerbated due to issues surrounding land nationalization and land reforms¹⁸. These conflicts have significant implications for sustainable development and peace-building efforts in the region. However, the root causes and impacts of these conflicts on local communities and the broader society have not been adequately explored and understood¹⁹. Therefore, there is a pressing need to

investigate the connections between land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun States and to develop effective strategies and policies to address these conflicts, promote sustainable development, and foster peace and social cohesion in the region.

Land reform is concerned with changing the institutional structure governing man's relationship with the land, involving intervention in the prevailing pattern of land ownership, control and usage in order to change the structure of holdings, improve land productivity and broaden the distribution of benefits²⁰. It is also the aggregate of ideas and courses of action designed to resolve tenure problems which in the same light has necessitated the need for a land reform in Nigeria through the Land Use Act of 1978.

The land Use Act is one of a series of legislations which have been enacted in Nigeria mainly to give Government compulsory powers over the acquisition of land. It is, however, one of the most far reaching and controversial of all these legislations²¹. Among the reasons given for the promulgation of the Act are; first, the Act was expected to curb the speculation in land which largely accounted for the astronomical rise in land values especially in urban areas.

It was believed that once government was vested with the ownership and disposition of land, speculators would find alternative outlets for their capital and entrepreneurial ability and this would contribute to the stabilization of land values²². Secondly, the difficulties which government experienced in acquiring land were thought capable of solution through the promulgation of the Act.

Thirdly, despite a series of legislations on land, the southern part of the country was marked by lack of coordinated and formalized tenurial arrangements. In most parts of the south, there was evidence that this situation gave rise to endless litigations on land which, however

beneficial to the legal profession, constituted a drag on economic development. Innumerable cases could be cited where endless litigations aborted plans for the location of industries, the siting infrastructural projects such as hospitals, schools, ports, etc. These problems were expected to be drastically reduced if not totally eliminated once a systematic arrangement regarding ownership and distribution of land could be put into effect. Fourthly, tenurial arrangements also imposed impediments on agricultural modernization in many respects.

The absence of well-defined titles especially in the rural areas effectively prevented the use of land as collaterals for bank loans for agricultural investments, because of the communal nature of land ownership, the erection of permanent structures was not universally welcomed. This also largely discouraged the cultivation of economic trees with long gestation period such as oil palm, cocoa, kolanuts and coffee since the right to land was vested rather in a community and not in individual which over time has led to several communal conflicts²³.

The continued rise in the re-emergence of communal conflicts among people who are seemingly same ethnically, religiously, and culturally homogeneous group has continued to be a serious source of worry to both academics, Lagos and Ogun states government and all stakeholders within the states. Notwithstanding these worries, the magnitude of loss of lives and property with the attendant displacement of thousands of people and the serious implications this menace has for governance and development has not attracted the much needed studies.

Very few scholars have narrowly focused on some cases of the conflict such as *Oji vs. Eme* (2014) 14 NWLR (Pt. 1431) 361 SC, and *Oji vs. Nwoba* (2015) NWLR (Pt. 1441) 205, without a comprehensive study of these communal violent conflicts in the state and their

implications for governance and development of the states. It is this lacuna that this study seek to examine the effects of land nationalization on resource based conflicts in Lagos and Ogun states, Nigeria.

1.3 The Research Questions

1. What are the socio-economic profiles of the respondents?
2. What are the trends of land reforms in Nigeria?
3. What are the effects of operationalization and institutionalisation of land reforms in Lagos and Ogun States, Nigeria?
4. What are the types and trends of land resource based conflicts in the study area?
5. What are the primary drivers of land resource-based conflicts?

1.4 Aim and Objectives of the Study

The aim of this study is to ameliorate the effects of land nationalization on resource-based conflicts in Lagos and Ogun States, Nigeria.

The specific objectives of this study are to:

- i. assess the socio-economic characteristics of the respondents
- ii. review the trends of land reforms in Nigeria,
- iii. examine the operationalization and institutionalisation of land reforms in Lagos and Ogun States,
- iv. analyse the types and trends of land resource based conflicts in the study area.
- v. deconstruct the drivers of the land resource-based conflicts.

1.5 Scope of the Study

The study focused on effects of land nationalization on resource-based conflicts in Lagos and Ogun States, Nigeria, with a view to providing a framework that could enhance policy response for a better action to resolve land tenure problems. Due to the nature of land, and its role in the provision of shelter in Lagos and Ogun States, the study is limited to resource-based conflicts in residential areas of Lagos and Ogun States.

The content scope involves; the investigation of the historical background of land ownership, tenure systems, and resource management practices in Lagos and Ogun States. Analysis of the existing land governance and management systems, laws, policies, and regulations in both states, with a focus on the extent to which they address issues of land inequality, tenure security, and land use planning will be covered²⁴.

The study will Identify and explore specific cases and instances of resource-based conflicts in Lagos and Ogun states, such as disputes over land ownership, oil exploration, mining activities, or land acquisition for infrastructure development. The identity and analysis of the actors and stakeholders involved in land-related conflicts, including government agencies, local communities, indigenous groups, corporations, and non-governmental organizations²⁵.

The impact of land nationalization and land reform programs implemented in Lagos and Ogun States, including their effectiveness in addressing land inequality, improving land administration, and resolving resource-based conflicts will be assessed. Also to be examined is the role of traditional land tenure systems and customs in land governance in both states and how they interact with formal land management frameworks²⁶.

The social, economic, and environmental implications of resource-based conflicts in Lagos and Ogun states, such as displacement, loss of livelihoods, environmental degradation, and

social unrest would be investigated. Also an assessment of the capacity and effectiveness of the existing conflict resolution mechanisms and institutions in addressing resource-based conflicts, including the involvement of the court system, mediation, arbitration, and community-based dispute resolution approaches would be carried out²⁷.

Lastly, a comparative analysis with other regions or countries facing similar challenges in land nationalization, land reforms, and resource-based conflicts, would be carried out to draw lessons and best practices that can be applicable to Lagos and Ogun States. A development of recommendations and policy suggestions for improving land governance, promoting equitable land management practices, and mitigating resource-based conflicts in Lagos and Ogun states, with a focus on sustainable development and social justice would be embarked upon.

1.6 Justification of the Study

Land issues is an issue that influences the life of individuals as well as that of the nation; a great importance is therefore ascribed to the role it plays in engendering human comfort by both nature and society. Peaceful land administration is important to every individual and nation²⁸.

Land crisis remains one of the global problems and a rising challenge facing both urban and rural residents. Despite a number of political, social, and religious initiatives taken in the past, a great proportion of country's population still faces land related conflicts. Studies on land and housing situation in Nigeria, especially in the urban areas however reveal acute land administration problems expressed in both quantitative and qualitative terms²⁹. This study is posed to avert untold hardships that land related issues could brought on the masses.

The disparity in available land administration and conflicts that surrounds it has been prevalent and the gap is expected to widen in the years to come. Hence the need to carry out in-depth study on the effects of land nationalization on resource-based conflicts in Lagos and Ogun states, Nigeria. There are several justifications for studying the topic of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun states, Nigeria.

Land is a critical resource with immense economic, social, and cultural value. It is crucial for agriculture, housing, infrastructure development, and natural resource extraction. Understanding how land is governed, managed, and allocated is essential for ensuring sustainable and equitable development³⁰.

Lagos and Ogun States have experienced numerous conflicts over land and natural resources. These conflicts often arise due to competing claims over land ownership, inadequate land administration systems, uneven distribution of land resources, environmental degradation, and violation of indigenous rights. Exploring the causes, impacts, and potential solutions to these conflicts is crucial for promoting peace, stability, and social justice in the states³¹.

Nigeria faces significant challenges related to land inequality and tenure insecurity. Many people, particularly the rural and marginalized communities, lack secure land rights, making them vulnerable to forced evictions, land grabbing, and displacement. Understanding the root causes and consequences of land inequality is crucial for formulating effective land reform policies and promoting social inclusion.

Lagos and Ogun States, like many parts of Nigeria, require comprehensive land governance reforms to address issues such as inefficient land administration, corruption, lack of transparency, and weak enforcement mechanisms. Investigating the existing land governance

systems and identifying opportunities for improvement can contribute to more effective and equitable land management practices.

Resource-based conflicts and inadequate land governance practices have significant implications for sustainable development. These conflicts can result in environmental degradation, loss of livelihoods, social unrest, and hinder economic progress. Conducting a study on this topic can provide insights into sustainable land management practices, environmental conservation, and inclusive development strategies³².

The findings from this study can inform policymakers, government agencies, and other stakeholders in Lagos and Ogun states about the challenges and opportunities in land governance and resource management. The study can provide evidence-based recommendations for policy formulation, implementation, and evaluation, leading to improved land tenure security, conflict resolution mechanisms, and equitable distribution of land resources.

Comparing the experiences of Lagos and Ogun States with other regions or countries facing similar challenges can contribute to broader discussions on land nationalization, land reforms, and resource-based conflicts. It can help identify best practices, lessons learned, and innovative approaches from different contexts that can be adapted to address the specific challenges in Lagos and Ogun States.

In conclusion, studying the topic of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun States, Nigeria, is crucial for understanding the complexities and dynamics of land governance, promoting sustainable development, and addressing land inequality and resource conflicts. The study can contribute to evidence-based policy

formulation, systemic reforms, and the pursuit of social justice and inclusive development in the states.

1.7 Operational Definition of Terms

Land: Land, also called ground or earth, is the solid terrestrial surface of the earth that is not submerged by the ocean or another body of water.

Land Nationalization: Is the process of transforming privately-owned assets into public assets by bringing them under the public ownership of a national government or state. It may also be described as the large-bearing layer of the earth.

Land Reform: Land reform is “concerned with changing the institutional structure governing man’s relationship with the land, involving intervention in the prevailing pattern of land ownership, control and usage in order to change the structure of holdings, improve land productivity and broaden the distribution of benefits.

Land Use Act 1978: Is an act which vest all land comprised in the territory of each state (except land vested in the Federal Government or its agencies) solely in the Governor of the state, who is expected to hold such land in trust for the people and would henceforth be responsible for allocation of land in all urban areas to individual residents in the state or to organizations for residential, agricultural, commercial and other purposes while similar powers with respect to non-urban areas are conferred on local government.

Land Encroachment: It refers to an unauthorized use or entrance of another person’s land

Conflict: A conflict is a struggle and a clash of interest, opinion, or even principles.

Agrarian Land Reform: It refers to government-backed redistribution of land for agricultural purposes

Intercommunal: is a relationship happening or existing between different communities

Conflict Resolution: is a way of finding peaceful and equitable resolution of crisis between parties

Extractive Industries: are industries that depend on raw materials (mineral resources) from a country

Reconciliation: is a way of or efforts in bringing harmony in-between parties in conflicts

Social Cohesion: is a bond linking members of a social group to one and other

Forced Migration: movement of people from one location to the other, against their consent, occasioned as a result of conflicts, wars, natural disaster or government power of eminent domain

Resource-Based: Issues bothering on a particular mineral resource in a location, community or a country

Pastoralists: are relating to herders and cattle roaming or nomad

Paradox of Plenty: a resource curse, a phenomenon of countries with an abundance of natural resources having less economic growth or worse development outcomes

Coltan Mining: dull black metallic ore from which the elements niobium and tantalium are extracted

Blood Diamonds: Also known as conflict diamond, which according to the United Nations refer to diamond mining in areas controlled by forces opposed to legitimate, internationally recognized government of a country

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Chapter Two

Literature Review

This chapter reviews relevant literature relating to land nationalisation, land reforms and resource-based conflicts with world view of various scholars on the issue. The conceptualization of themes of the research; land nationalisation, land reforms, resource-based conflicts and relevant theories relating to the topic forms the core part of this chapter.

The sub-themes are equally reviewed from both local and international outlooks, on causes and reasons for land conflicts, nature of resource-based conflicts, the different resolution strategies employed in the global north and global south countries and recommendations offered to reach resolutions. The core conceptualization of land administration stands on the tripod of physical/spatial land, institutional framework and legal framework to secure the rights of ownership¹.

The major change in decisions and policies on land governance is occasioned by looking at how a plan on such policies inform the decision-making process. Government at various levels – federal, state/regional and local are the key-actors as makers of multiple policies and

their agencies/parastatals formulating objectives of these policies and implementations of which may conflict with cooperation of the general public and other non-governmental actors². This is illustrated in Figure 2.1.

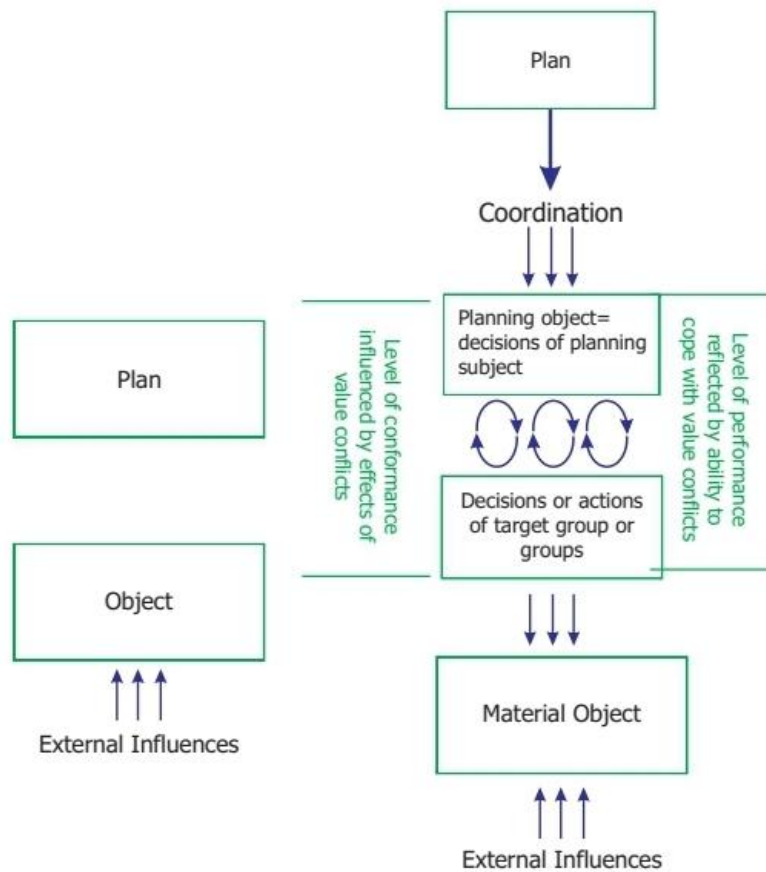


Figure 2.1: Conformance and Performance in Plan Implementation

Source: 1

2.1 Conceptual Review

Figure 2.2 is a conceptual model for land administration. The pro-poor land administration evolve from having a legal framework to securing land rights for all human rights, gender

equity and continuum of tenure as basis for procurement of countrywide participatory field adjudication otherwise termed as spatial framework. The institutional framework stands to back up the physical land for a holistic, transparent and cost effective approach which flows into the legal framework.

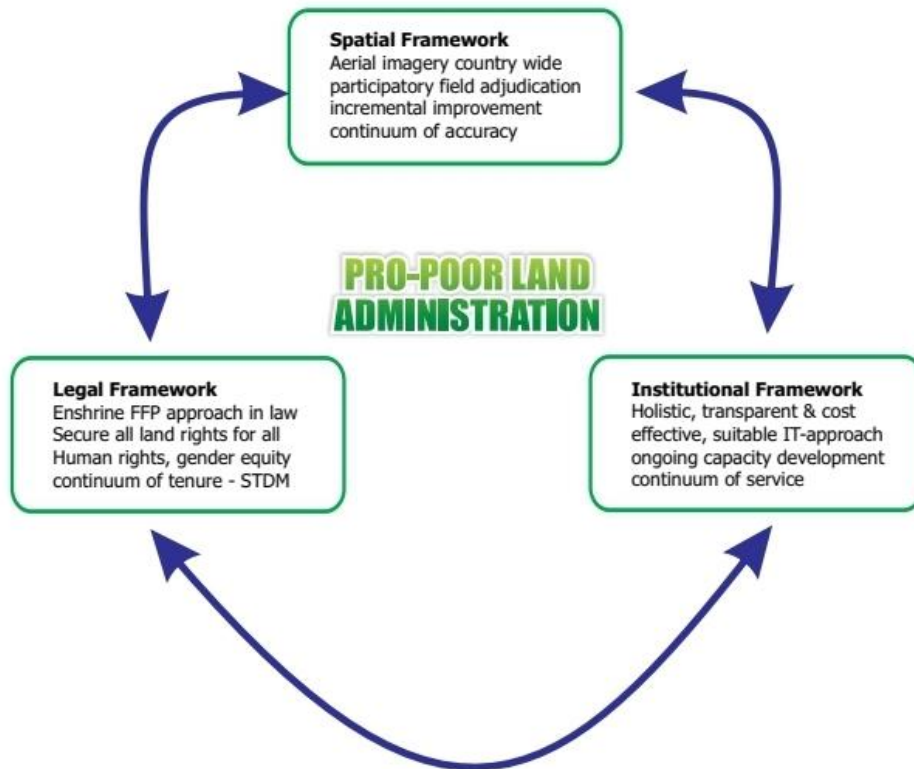


Figure 2.2 Conceptualisation of Land Administration

Source:²

2.1.1 Land Nationalization and Reforms

The historical context of land tenure in Nigeria is characterized by its rich and complex history, shaped by colonialism, independence, and subsequent land reform policies³. Prior to

European colonization, Nigeria's land tenure system was predominantly based on customary laws and practices, which varied across different ethnic groups and regions.

In pre-colonial times, land was owned communally and held by various clans, families, or lineages. These communal landholding arrangements were often governed by traditional institutions, and land rights were passed down through generations via inheritance. Land was primarily used for agriculture, grazing, and other livelihood activities, and communal ownership ensured that land was shared among community members for their collective benefit⁴.

However, with the arrival of European colonial powers in the late 19th century, significant changes occurred in Nigeria's land tenure system. The British colonial administration implemented various policies and laws that aimed to establish a new system of land ownership and control, which would facilitate European settlement, commercial agriculture, and mineral extraction⁵.

Under British colonial rule, the concept of individual land ownership based on formal land titles was introduced. The colonial government sought to privatize land, extinguishing communal ownership and converting it into a marketable commodity⁶. This process of land privatization was accelerated with the enactment of the Land Tenure Act of 1918, which vested control of land in the colonial government and allowed for the allocation of land to Europeans, settlers, and Nigerian elites⁷.

The introduction of individual land ownership and the displacement of communal land tenure had significant social, economic, and environmental implications. Many indigenous communities lost their ancestral lands, and large-scale commercial agriculture, mining, and

other extractive industries emerged, often resulting in the dispossession of local people and the exploitation of natural resources⁸.

Following Nigeria's independence in 1960, the government initiated various land reform policies to address the inequities resulting from colonial land tenure practices. These reforms aimed to restore customary land rights, promote social justice, encourage agricultural development, and provide secure land tenure for smallholder farmers⁹.

One of the notable land reform efforts was the Land Use Act of 1978, which sought to consolidate all land in Nigeria under the control of state governments. This act aimed to remove the powers of traditional rulers and transfer land administration from customary authorities to the state. However, the implementation of the Land Use Act faced challenges, often resulting in conflicts over land rights, insufficient compensation for indigenous communities, and difficulties in land administration and management¹⁰.

Today, Nigeria's land tenure system is a mix of customary tenure, statutory laws, and land administration practices. Customary land tenure remains prevalent in many rural areas, while statutory laws govern urban land ownership and administration. The complexities of the historical context of land tenure in Nigeria continue to shape land governance, access to land, and resource allocation in the country¹¹.

It is important to note that while this description provides an overview of the historical context of land tenure in Nigeria, the land tenure system in the country is diverse and varies among different ethnic groups and regions¹².

2.1.2 Resource-Based Conflicts

Resource-based conflicts refer to conflicts that arise due to competition, disputes, or grievances over the control, access, and distribution of natural resources¹³. These conflicts can occur at various scales, from local disputes between communities to large-scale conflicts between nations. They are fueled by a combination of underlying causes and drivers, which contribute to the tensions and violence associated with resource conflicts. Some of the key causes and drivers of resource-based conflicts are as follows:

1. Scarcity and Competition: When natural resources become scarce or their availability is limited, competition and conflicts may arise. This is particularly true for resources like land, water, minerals, and energy sources. As the demand for resources increases due to population growth, urbanization, and industrial development, the competition for finite resources intensifies, leading to conflicts¹⁴.

2. Unequal Access and Distribution: In many cases, resource conflicts are driven by unequal access and distribution of resources, creating social and economic disparities. When a particular group or region is marginalized or excluded from accessing and benefiting from resources, it can lead to grievances and tensions. This can occur between different ethnic or social groups, or between local communities and the state or corporate entities¹⁵.

3. Political and Governance Issues: Weak governance, corruption, and mismanagement of resources play a significant role in resource conflicts. When governments fail to ensure fair and transparent resource management, it can lead to conflicts over resource extraction, revenue distribution, and environmental impacts. Political and institutional factors, including power struggles and elite capture of resources, can exacerbate tensions and contribute to conflict.

4. Environmental Degradation and Climate Change: Resource conflicts are often linked to environmental degradation and climate change. As natural resources become depleted or damaged due to unsustainable practices or changing climate patterns, communities may be forced to compete for diminishing resources. Disputes over land, water, and forests can escalate as communities depend on these resources for their livelihoods¹⁶.

5. Economic Factors: Economic factors, such as resource-based economic development models, can contribute to conflicts. When resource extraction becomes the dominant economic activity in a region, it can lead to negative consequences like environmental degradation, displacement of communities, and social disruptions. Economic disparities and grievances stemming from a lack of equitable resource revenue sharing can also fuel conflicts.

6. Ethnic and Identity Issues: Resource conflicts can become intertwined with ethnic or identity-based tensions. Historical grievances, territorial disputes, and unequal resource allocation along ethnic or religious lines can contribute to conflicts. These conflicts often result from the intersection of resource-based grievances with social and identity issues, leading to complex and protracted conflicts.

7. Transnational Factors: In some cases, resource conflicts have transnational dimensions. Conflicts over trans-boundary resources, such as shared water bodies or extractive industries operating across borders, can create tensions and disputes between neighboring countries. Resource exploitation by foreign companies or countries can also contribute to conflict, particularly when local communities feel exploited or excluded from benefiting from their own resources¹⁷.

It is important to note that the causes and drivers of resource-based conflicts are interconnected and complex, and they often reinforce each other. The effective management and resolution of resource conflicts require addressing these underlying causes and drivers, promoting equitable resource governance, and ensuring inclusive and sustainable development.

2.2 Theoretical Framework

This study is anchored on eclectic theoretical paradigms. The two theories are “Resource Competition Theory (propounded by Vito Volterra 1920) and the Cognitive Dissonance Theory” (propounded by Leon Festinger 1950). This is to enable us grasp clearly the underpinnings of incessant re-occurrence of communal violent conflicts that are the result of contestations over the ownership of land.

2.2.1 Resource Competition Theory

The underlying assumptions of resource competition theory are that there exists a system of boundaries between groups whose power and relevance are determined primarily by the nature and scope of contact for scarce resources among communal cleavages^{18, 19, 20}. It argues that the need to compete over resource allocation forces individuals and groups along communal lines to organize themselves in order to minimize their transaction costs and maximize benefits accruing to them thereby creating in group and out-group²¹.

In many plural or communal groupings, natural resource competition especially land remains a perennial problem in the sense that communal cleavages shape and determine whose group control the natural resources. By this, several communal violent conflicts have usually been

caused by the attempt to capture or dominate another communal group so as to seize their natural resources.

2.2.2 The Cognitive Dissonance Theory

This brings to focus the theory of cognitive dissonance. Festinger developed this theory known also as communications social influences, referred to as cognitive dissonance²². Based on this theory, three cardinal factors that largely explain the processes that metamorphose into conflict situation which can always lead to violence are enumerated. These are the structural background conditions, precipitating and triggers factors. The underlying assumptions were aptly captured thus: Men prefer a situation of stability in respect of values, behavior and their environmental conditions. When people experience a difference between what people perceive and what they desire (cognitive dissonance), they seek to reduce this dissonance by reducing this gap through actions; filtering information or altering the perceptions²³.

Cognitive dissonance is said to be experienced whenever there is a noticeable gap between preferred value and actual value states. In such a situation, it produces hatred, anxiety, fear and the desire to hurt or eliminate the source, thereby culminating into violence.

2.2.3 Political Economy Theory of Land Nationalization

The political economic theory could be traced back to Karl Marx early writings of the economic and philosophic manuscripts of 1844. The political economic theory of land nationalization is a concept that revolves around the idea of the state or government taking ownership and control of land within a given territory²⁴. This theory encompasses a range of

perspectives and arguments regarding the social, economic, and political implications of land nationalization²⁵.

Proponents of land nationalization argue that it can address issues of inequality, economic inefficiency, and social injustice. They contend that land, as a finite and essential resource, should be managed in the public interests rather than being subject to private ownership and speculation. By nationalizing land, governments can potentially ensure more equitable access to this resource and promote the overall well-being of society²⁶.

From a political perspective, the theory of land nationalization often aligns with ideologies that emphasize the role of the state in promoting social welfare and regulating economic activities. Advocates of land nationalization may view private ownership of land as a source of power imbalance and argue that transferring ownership to the state can lead to more equitable distribution of wealth and resources²⁷.

Economically, the theory of land nationalization is linked to the concept of rent. In classical economic theory, rent refers to the income derived from the use of land. Proponents of land nationalization argue that the collection of land rent by the state can provide a source of public revenue that can be used to fund social programs, infrastructure development, and other public goods. This concept, often referred to as "land value taxation," is based on the idea that the value of land is largely determined by the surrounding community and infrastructure, rather than the efforts of individual landowners. By taxing the unimproved value of land, governments can capture economic rent for public use²⁸.

There are also historical and cultural dimensions to the theory of land nationalization. In many societies, land is seen as a collective resource with inherent cultural and historical

significance. Advocates of land nationalization often emphasize the idea of stewardship, arguing that the state has a responsibility to manage land in a way that serves the long-term interests of society as a whole, rather than the short-term profit motives of private landowners²⁹.

However, critics of land nationalization raise a number of concerns and objections to this approach. One of the primary criticisms is that government ownership and control of land can lead to inefficiency, lack of incentives for productive land use, and bureaucratic mismanagement. They argue that private ownership provides individuals with the incentives and flexibility to invest in and manage land in ways that maximize its productive potential³⁰.

Critics also point to historical examples of land nationalization, such as collectivization in the former Soviet Union and China, which resulted in widespread inefficiency, lack of investment, and ultimately contributed to economic stagnation. They argue that these examples highlight the risks of removing land from private ownership and market-based incentives.

Another criticism of land nationalization pertains to the potential for political manipulation and patronage. Critics argue that when the state controls land, it can be vulnerable to political interference, favoritism, and corruption, which may undermine the goal of promoting social welfare and equitable distribution of resources.

Furthermore, opponents of land nationalization often emphasize the role of property rights in fostering economic development and entrepreneurship. They argue that secure property rights are essential for individuals and businesses to make long-term investments, access

credit, and engage in productive economic activities. Nationalizing land, in their view, could undermine these incentives and lead to a misallocation of resources.³¹

In response to these criticisms, advocates of land nationalization often emphasize that their proposals are not necessarily about abolishing all private land ownership. Instead, they may argue for a combination of public and private ownership, with the state playing a role in managing certain strategic or socially significant lands, while allowing for private ownership and market transactions in other cases.

From a practical standpoint, the implementation of land nationalization policies involves complex legal, administrative, and ethical considerations. It requires mechanisms for valuing and compensating current landowners, establishing transparent and accountable management structures, and addressing potential unintended consequences, such as displacement of existing communities or disruption of established economic activities³².

There are also variations in the approach to land nationalization across different countries and contexts. In some cases, land nationalization may be pursued as a means of addressing historical injustices, such as colonial-era land grabs or discriminatory land distribution practices. In other cases, it may be framed as a response to contemporary challenges, such as urban sprawl, land speculation, or environmental degradation³³.

The political economic theory of land nationalization therefore, reflects a deep-seated tension between competing visions of the role of land in society and the economy. Advocates and critics continue to engage in debates about the potential benefits and challenges of nationalizing land, with implications for land use, economic development, social equity, and governance. These debates speak to broader questions about the balance between public and

private interests, the distribution of resources, and the role of government in shaping the economic and social landscape³⁴.

A. Examination of the Political and Economic Factors Driving Land Nationalization

Land nationalization occurs when a government takes ownership and control of all or some of the land within its borders, often with the goal of redistributing it more equitably among the population³⁵. The decision to nationalize land is driven by a complex interplay of political and economic factors, and understanding these dynamics is crucial for analyzing the impact of such policies.

From a political perspective, several factors can drive the nationalization of land. First and foremost, the ideological orientation of the ruling government plays a significant role. Socialist or leftist governments are often inclined to nationalize land as part of a broader agenda to reduce inequality and address historical injustices related to land ownership. This ideological stance may be fueled by a desire to challenge the concentration of land in the hands of a few wealthy individuals or corporations, and to assert state control over a critical economic resource³⁶.

Moreover, the political history of a country can also shape the decision to nationalize land. Nations that have experienced colonialism or land expropriation in the past may seek to rectify historical injustices through land nationalization. This approach is often framed as a means of reclaiming sovereignty and empowering indigenous or marginalized communities who have been disenfranchised from land ownership³⁷.

Additionally, domestic political pressures and social movements can drive the push for land nationalization. Grassroots movements, trade unions, and rural organizations may mobilize to demand land reforms, particularly in countries where land tenure systems are inequitable or where large-scale land acquisitions by foreign investors have raised concerns about local communities' displacement. In response to these pressures, governments may opt to nationalize land as a strategy to appease public discontent or to strengthen their political base. Economic factors also play a crucial role in the decision to nationalize land. One of the primary economic motivations for land nationalization is the pursuit of agricultural reform and improved productivity. In many cases, governments see land nationalization as a means to consolidate fragmented landholdings, promote investment in modern agricultural practices, and increase overall agricultural output. By bringing land under state control, governments may aim to implement large-scale agricultural projects, improve infrastructure, and provide support to smallholder farmers, all of which are seen as essential for economic development and food security.

Furthermore, nationalization of land can be driven by the desire to harness natural resources and strategic assets for economic development. Land often encompasses valuable natural resources such as minerals, forests, and water sources. Governments may seek to assert control over these resources to facilitate their exploitation, generate revenue, and direct their utilization toward national development goals. By nationalizing land, the state can also exert influence over land use planning, zoning, and urban development, with a view to optimizing the economic potential of the land³⁸.

Another economic driver of land nationalization is the need to address land speculation and market failures. In many countries, speculative land grabbing and the concentration of land in

the hands of a few wealthy individuals have led to distorted land markets, inflated land prices, and reduced access to land by the broader population. Nationalization can be pursued as a corrective measure to curb speculative activities, ensure affordable access to land for agriculture and housing, and promote more efficient and equitable land allocation.

In addition, globalization and external economic pressures can influence the decision to nationalize land. Countries facing intense competition for land resources from foreign investors or multinational corporations may opt to nationalize land as a protective measure, seeking to safeguard domestic interests, prevent land alienation, and secure strategic assets from foreign control. This is particularly pertinent in the context of the global land rush, where developing countries have experienced large-scale land acquisitions by foreign entities, prompting concerns about food security, sovereignty, and the displacement of local communities³⁹.

The aforementioned political and economic factors are intertwined and can interact in complex ways to shape the trajectory and outcomes of land nationalization. Moreover, the implementation of land nationalization policies can have diverse implications for society, the economy, and governance. While proponents of land nationalization often highlight its potential to address historical injustices, reduce inequality, and promote economic development, critics raise concerns about potential negative consequences such as bureaucratic inefficiency, reduced investment incentives, and infringement of property rights.

It is essential to recognize that the success of land nationalization hinges on the careful design and execution of policies, as well as effective governance mechanisms to ensure transparency, equity, and accountability. Moreover, the broader context, including the legal framework, institutional capacity, and the rule of law, significantly influences the outcomes

of land nationalization efforts. As such, a nuanced understanding of the political and economic dimensions of land nationalization is vital for evaluating its rationale, feasibility, and potential impact on society and the economy⁴⁰.

B. Application of the Political and Economic Theory of Land Nationalization to Lagos and Ogun States

The application of the political economy theory of land nationalization to Lagos and Ogun states in Nigeria requires an understanding of the broader context of land ownership, utilization, and governance within these states. The political economy theory emphasizes the interplay between political and economic forces in shaping policies related to land and resource management, and it offers insights into how the process of nationalization can be applied to address issues of land use, access, and development⁴¹.

Lagos and Ogun states, located in the southwestern region of Nigeria, are characterized by significant urbanization, expanding populations, and growing demands for land. These dynamics have led to challenges related to land speculation, informal settlements, and inadequate urban planning, which have implications for economic development, social equity, and environmental sustainability.

Applying the political economy theory of land nationalization to these states involves considering the underlying power dynamics, vested interests, and policy frameworks that influence land governance⁴². Specifically, the following steps could be taken to apply this theory in addressing land-related issues in Lagos and Ogun states:

- 1. Understanding the Political Economy of Land:** A comprehensive analysis of the political and economic factors shaping land ownership, use, and access in Lagos and Ogun

states is crucial. This involves examining the roles of government agencies, traditional authorities, private developers, and community stakeholders in determining land allocation, tenure security, and regulatory frameworks.

2. Assessing the Impacts of Land Speculation and Urbanization: The rapid urban growth in Lagos and Ogun states has fueled land speculation and informal land transactions, leading to disputes, displacement, and inefficient land use. By applying the political economy theory, it is essential to evaluate how these dynamics intersect with political interests, market forces, and social inequalities to shape patterns of land ownership and development.

3. Identifying Stakeholders and Interests: A key aspect of the political economy approach is to recognize the diverse stakeholders involved in land governance, including formal authorities, informal actors, and marginalized communities. Understanding their interests, power dynamics, and incentives is crucial for designing nationalization strategies that consider the varied needs and concerns of different groups.

4. Developing a Nationalization Strategy: Based on a nuanced understanding of the political economy of land, a nationalization strategy can be crafted to reconfigure the ownership and management of land in selected areas. This may involve acquiring land for public use, redistributing land to address inequities, and establishing mechanisms for participatory decision-making in land governance.

5. Balancing Economic Development and Social Equity: The application of land nationalization in Lagos and Ogun states should be guided by a dual focus on fostering economic growth and promoting social equity. This entails considering how land policies can support urban infrastructure development, affordable housing, and sustainable land use while

safeguarding the rights of vulnerable populations and ensuring inclusive access to land resources.

6. Institutional Reforms and Capacity Building: Nationalizing land requires robust institutional frameworks, legal reforms, and administrative capacity to effectively manage and administer the restructured land assets. Strengthening land governance institutions and enhancing the capacity of relevant actors, including government agencies and local communities, is essential for the successful implementation of nationalization efforts.

7. Engagement and Transparency: The political economy theory emphasizes the importance of transparency, accountability, and stakeholder participation in shaping land policies. Engaging with communities, civil society organizations, and private sector actors through inclusive decision-making processes can help build consensus, mitigate conflicts, and ensure that nationalization initiatives reflect the diverse needs and aspirations of the local population.

8. Monitoring and Evaluation: The application of the political economy theory of land nationalization to Lagos and Ogun states requires a systematic monitoring and evaluation framework to assess the impacts, challenges, and outcomes of the nationalization process. This involves tracking changes in land tenure security, investment patterns, social inclusion, and environmental sustainability to inform adaptive policy adjustments and learning.

Applying the political economy theory of land nationalization to Lagos and Ogun states in Nigeria entails a comprehensive understanding of the political, economic, and social dynamics that shape land governance. By addressing the challenges of land speculation, urbanization, and inequality through a nationalization approach, it is possible to harness land

resources for sustainable development, equitable access, and inclusive growth in these dynamic regions. However, it is essential to tailor nationalization strategies to the local context, leverage stakeholder engagement, and build the institutional capacity needed to realize the transformative potential of land nationalization in Lagos and Ogun states⁴³.

2.2.4 Land Tenure Theory and Resource-Based Conflicts

Land tenure is a key concept in the field of resource management and is closely linked to resource-based conflicts, especially in regions where natural resources are scarce or in high demand. Land tenure refers to the way in which land is owned, managed, and used, and it encompasses both formal legal systems and informal social norms governing land ownership and access. Understanding land tenure is essential for analyzing and addressing resource-based conflicts, which can arise from competition over land, water, minerals, or other natural resources⁴⁴.

Various theories and frameworks have been developed to understand land tenure and its implications for resource management and conflict resolution. One prominent theory is the bundle of rights theory, which suggests that land tenure involves a bundle of different rights, including the right to use, transfer, manage, exclude others, and enjoy the benefits derived from the land. These rights can be held by individuals, communities, or the state, and the way they are distributed and enforced has significant implications for resource access and conflict.

Another important concept is the tragedy of the commons, which describes a situation where multiple individuals or groups have access to a shared and finite resource, leading to overexploitation and depletion. This theory highlights the role of tenure systems in governing access to resources and managing their sustainability. Different tenure systems, such as

private ownership, communal ownership, or open access, can influence the behavior of resource users and the likelihood of conflicts arising from competing interests.

Furthermore, the concept of customary land tenure systems is crucial for understanding land management and conflicts in many societies. Customary tenure refers to the traditional norms and practices that govern land ownership and use within a community. These systems are often informal and passed down through generations, shaping the relationships between individuals, communities, and natural resources. Customary land tenure can be a source of resilience and stability in some contexts, but it can also become a source of conflict, particularly when customary practices clash with formal legal systems or when demographic or environmental changes disrupt traditional patterns of land use.

Resource-based conflicts often emerge from competing claims over land and natural resources, and understanding the dynamics of these conflicts requires a nuanced understanding of land tenure. For example, conflicts may arise between different user groups, such as indigenous communities, agricultural producers, and conservationists, each with distinct rights and interests in the same land or resources. Conflicts can also result from large-scale land acquisitions by external investors, which can displace local communities and disrupt existing tenure systems, leading to tensions and confrontations⁴⁵.

In addition to competition over resources, land tenure issues are closely intertwined with broader social, economic, and political dynamics. In many cases, land tenure conflicts are exacerbated by unequal distribution of land rights, power imbalances, and historical injustices. Marginalized groups, such as smallholder farmers, indigenous peoples, and pastoralists, often face challenges in securing their land rights and are more vulnerable to displacement and conflicts arising from resource competition.

Effective management of land tenure and resource-based conflicts requires a multifaceted approach that integrates legal, institutional, and community-based strategies. Strengthening land governance institutions, such as land registries and dispute resolution mechanisms, can help clarify and enforce land rights, reducing uncertainty and potential for conflicts. This can involve formalizing customary land tenure systems and ensuring they are recognized and integrated into national legal frameworks.

Community-based approaches, such as participatory land use planning and community land titling, can empower local stakeholders to collectively manage and protect their resources, leading to more sustainable and inclusive outcomes. These approaches can help address underlying power imbalances and ensure that the voices of marginalized groups are heard in decision-making processes related to land and resource management⁴⁶.

Furthermore, addressing resource-based conflicts requires a focus on broader development and governance issues, including poverty reduction, economic diversification, and environmental sustainability. Many conflicts over land and resources are symptoms of underlying social and economic challenges, such as unequal access to opportunities, limited livelihood options, and environmental degradation. Integrating conflict-sensitive approaches into development interventions can help address the root causes of resource-based conflicts and create pathways for peaceful and sustainable resource management.

Land tenure theory therefore, provides a critical lens for understanding the dynamics of resource-based conflicts and offers insights into the complex relationships between land, natural resources, and social dynamics. By understanding the diverse tenure systems that govern land use and ownership, and by addressing the underlying social, economic, and political dynamics that shape resource-based conflicts, it is possible to develop more

inclusive and sustainable approaches to land and resource management. This holistic approach can contribute to conflict prevention, promote social equity, and foster sustainable development in resource-constrained environments⁴⁷.

a. Exploration of How Land Tenure Systems Influence Resource-Based Conflicts

Land tenure systems play a crucial role in influencing resource-based conflicts around the world. These conflicts often arise due to competition for access and control over valuable natural resources such as land, water, minerals, and forests. The relationship between land tenure and resource-based conflicts is complex and multifaceted, with historical, cultural, economic, and political dimensions.

One of the fundamental ways in which land tenure systems influence resource-based conflicts is through the allocation and distribution of land rights. In many societies, land tenure arrangements determine who has the legal rights to use, control, and benefit from land and its resources. These systems vary widely across different cultural and legal traditions, including communal land ownership, individual land ownership, state ownership, and customary land tenure arrangements⁴⁸.

In societies where land rights are poorly defined or inequitably distributed, conflicts often arise as different groups compete for access to land and its resources. For example, in many parts of sub-Saharan Africa, competing claims over land and grazing rights between pastoralists and sedentary agricultural communities have led to frequent conflicts, which are often exacerbated by changes in land tenure systems and increasing pressure on scarce resources due to population growth and climate change.

Moreover, the institutional arrangements governing land tenure, such as property rights, land use regulations, and mechanisms for dispute resolution, also play a critical role in shaping resource-based conflicts. Weak or poorly enforced land tenure institutions can lead to land grabbing, encroachment on traditional territories, and environmental degradation, all of which can spark conflicts between different user groups. For instance, in many developing countries, large-scale land acquisitions by foreign investors or powerful domestic elites have resulted in displacement of local communities and triggered violent confrontations over land rights.

Additionally, land tenure systems can exacerbate conflicts by failing to accommodate the rights and interests of marginalized groups, such as indigenous peoples, women, and smallholder farmers. In many societies, these groups often face discrimination and exclusion from land ownership and decision-making processes, which can lead to social unrest and conflicts over access to resources. Disputes over land tenure and resource rights can also intersect with broader social and political struggles, including issues of identity, power asymmetries, and historical grievances⁴⁹.

Furthermore, the role of the state in overseeing and regulating land tenure can significantly impact resource-based conflicts. State policies and laws related to land tenure, such as land use planning, land redistribution, and land titling, can either help to resolve conflicts or exacerbate them. For example, in post-colonial societies, land tenure policies that favor certain ethnic or economic groups over others have been a major source of tensions and conflicts, leading to long-standing grievances and struggles for land rights.

In contrast, effective and inclusive land governance mechanisms, including transparent land administration and participatory decision-making processes, can help to reduce conflicts by

fostering consensus, promoting social justice, and ensuring sustainable management of natural resources. In countries with weak governance and corruption, land tenure systems are often manipulated to benefit powerful elites, leading to widespread land-related conflicts and perpetuating social and economic inequalities.

Moreover, the impact of globalization and external actors on land tenure systems can also fuel resource-based conflicts. The increasing demand for natural resources, driven by global markets and economic interests, has led to the expansion of large-scale agribusiness, extractive industries, and infrastructure projects in many developing countries. These developments often result in the displacement of local communities, environmental degradation, and social dislocation, leading to conflicts over land rights and resource access.

Furthermore, the influence of climate change on land tenure and resource-based conflicts cannot be overlooked. Changing environmental conditions, such as desertification, deforestation, and water scarcity, are putting pressure on land and natural resources, exacerbating existing conflicts and generating new tensions. In many regions, competition for arable land and water resources is intensifying, leading to conflicts between different user groups, including farmers, pastoralists, and indigenous communities⁵⁰.

Land tenure systems significantly influence resource-based conflicts by shaping the distribution of land rights, institutional arrangements, state policies, and power dynamics. Addressing the root causes of these conflicts requires comprehensive land governance reforms that prioritize equity, inclusivity, and sustainability. Strengthening land tenure institutions, ensuring the rights of marginalized groups, promoting participatory decision-making, and addressing the impacts of globalization and climate change are all crucial steps toward reducing resource-based conflicts and promoting peace and stability.

b. Relevance of Land Tenure Theory to Lagos and Ogun State

Land tenure theory is highly relevant to the states of Lagos and Ogun in Nigeria, as both states face complex and evolving issues related to land ownership, use, and management. The analysis of the relevance of land tenure theory to these states must consider the historical, legal, social, and economic dimensions of land tenure, as well as the contemporary challenges and the potential for sustainable development⁵¹.

Historically, land tenure in Nigeria, including Lagos and Ogun states, has been shaped by a combination of customary, colonial, and post-colonial land laws and practices. Customary land tenure systems, which have deep roots in the pre-colonial era, often coexist with formal land laws, creating a complex dual system of land tenure. Understanding the relevance of land tenure theory to Lagos and Ogun states requires an analysis of how these dual systems interact and influence land rights, land use, and land governance.

From a legal perspective, the relevance of land tenure theory lies in the examination of formal land laws, policies, and institutions that govern land tenure in both states. This includes the Land Use Act of 1978, which vests all land within the territory of each state in the governor, and the various regulations and practices that have emerged in response to this law. Analyzing how these legal frameworks impact land tenure, property rights, and access to land is essential for understanding the evolving dynamics of land governance in Lagos and Ogun states⁵².

Socially, the relevance of land tenure theory can be seen in the context of land ownership, inheritance, and community rights. In many communities in Lagos and Ogun states, land ownership is intricately linked to social structures, kinship ties, and cultural norms. Gender

dynamics also play a critical role in shaping land tenure, as women often have limited access to land and property rights. Understanding these social complexities through the lens of land tenure theory is essential for formulating inclusive and sustainable land policies.

Economically, the relevance of land tenure theory is evident in the context of urbanization, agricultural development, and investment in real estate. Lagos, as a major economic hub, faces rapid urban growth and the associated land pressures. Ogun, with its significant agricultural sector and industrial presence, also contends with competing land uses and development interests. Analyzing how land tenure theory informs land markets, investment patterns, and the allocation of land for different uses is crucial for addressing economic inequalities and promoting sustainable development.

In considering the significance of land tenure theory for Lagos and Ogun states, it is important to also acknowledge the contemporary challenges that these states face in relation to land tenure. These challenges include land grabbing, forced evictions, informal settlements, and conflicts over land rights. These issues are often exacerbated by weak enforcement of land laws, inadequate land administration systems, and the overlapping jurisdictions of customary and formal land tenure systems.

Furthermore, the relevance of land tenure theory is underscored by the opportunities for sustainable development and improved land governance in Lagos and Ogun states. By analyzing land tenure through a theoretical lens, policymakers and stakeholders can develop strategies to address the challenges and leverage the potential of land resources for equitable and sustainable development⁵³.

In Lagos and Ogun states, the relevance of land tenure theory is linked to the need for holistic land reforms that address the complexities of land ownership, land use, and land rights. This may involve a review of existing land laws, the enhancement of land administration systems, and the recognition of customary land rights within the broader legal framework. Additionally, incorporating gender-sensitive approaches to land tenure and strengthening community participation in land governance can contribute to more inclusive and sustainable land management.

At the same time, the relevance of land tenure theory to Lagos and Ogun states underscores the importance of addressing urban and rural land challenges in an integrated manner. This requires recognizing the interconnections between urban expansion, agricultural productivity, and environmental sustainability within the context of land tenure. By applying land tenure theory to these complex issues, policymakers can develop comprehensive strategies that balance urban development with rural livelihoods and environmental conservation.

The relevance of land tenure theory to Lagos and Ogun states in Nigeria is multifaceted and critical for addressing the complexities of land governance, ownership, and use. By analyzing land tenure through a theoretical lens, it is possible to develop more effective policies and interventions that promote sustainable development, protect land rights, and foster inclusive and equitable access to land resources. This approach is essential for addressing the historical, legal, social, and economic dimensions of land tenure in these states and for ensuring that land serves as a catalyst for inclusive and sustainable development.

2.3 Review of Empirical Studies

2.3.1 Land Reform System around the Globe

Land reform systems around the world vary widely, reflecting different historical, cultural, and economic contexts⁵⁴. Here are a few examples of land reform systems from different countries:

A. Europe and America

Land reform systems in Europe and America have evolved significantly over the years. In both regions, land reform has been a response to social, political, and economic changes and challenges, with the objective of creating a more equitable distribution of land and resources. Here's an overview of land reform systems in Europe and America:

Europe

Land reform in Europe has been an important component of agricultural and rural development policy since the beginning of the 20th century. The primary objectives of land reform in Europe have been to address issues such as land concentration, rural poverty, and agricultural productivity. In many European countries, land reform policies have focused on redistributing land from large landowners to small farmers through a variety of means, including land consolidation, land redistribution, and land expropriation with compensation.

In some cases, land reform has also involved the establishment of collectivized agricultural systems such as collective farms and cooperatives. In recent years, there has been a shift towards more market-oriented land reform policies in Europe, with a focus on improving the efficiency of land markets, encouraging land mobility, and strengthening property rights⁵⁵.

America

Land reform in the Americas has been shaped by a combination of historical, social, and economic factors. In the United States, land reform has mainly focused on land redistribution to facilitate westward expansion and the settlement of homesteads, as well as addressing issues of land speculation and land concentration⁵⁶.

In Latin America, land reform has been a central element of political and social change, particularly in response to issues surrounding land tenure, land rights, and rural poverty. Countries such as Brazil have implemented substantial land reform programs aimed at promoting social equity and economic development. Land reform has been a major issue in Brazil, where land ownership is highly concentrated and a source of social conflict. The government has implemented various programs to redistribute land to small farmers and rural workers, often through expropriation of large estates. However, progress has been slow and uneven, with ongoing challenges related to land tenure, property rights, and environmental sustainability.

The models of land reform in the Americas have varied widely, with some countries focusing on individual land redistribution, while others have promoted collectivized forms of land ownership, such as cooperatives or community-based land management structures⁵⁷.

Land reform systems in Europe and America have been shaped by a complex interplay of historical, social, economic, and political factors. While the specific approaches to land reform have varied across different countries and regions, the broader objectives of promoting social equity, economic development, and rural welfare have been central to land reform initiatives in both Europe and America.

B. Middle East

In the predominantly oil-rich Middle Eastern nations, land reform systems have been relatively less prominent due to the focus on petroleum-based economies. However, in countries such as Iran, land reforms have aimed to redistribute land to peasants and small-scale farmers, increase agricultural productivity, and alleviate rural poverty. The land reform program in Iran during the 1960s and 1970s, for example, aimed to break up large landholdings and distribute them to the landless and small-scale farmers⁵⁸.

Land reform in the Middle East has been a contentious issue for many years. The history of land reform in the region is complex and varies widely between different countries. There are some common themes, however, such as efforts to address land ownership inequalities and promote agricultural development.

In many Middle Eastern countries, a significant portion of agricultural land has historically been held by large landowners, while small-scale farmers have struggled to secure access to land. This has created social and economic disparities, and has been a source of tension and conflict in many countries. Land reform efforts have often focused on redistributing land to smallholder farmers and promoting agricultural productivity.

However, implementing land reform has not been without its challenges. Land reform measures have often faced resistance from large landowners and other powerful interests, and have been complicated by legal and bureaucratic obstacles. In some cases, land reform initiatives have led to unintended negative consequences, such as declining agricultural productivity or land speculation.

In recent years, some countries in the Middle East have sought to modernize their land tenure systems and improve land rights for smallholder farmers. Efforts have been made to address

issues such as land registration, access to credit, and agricultural extension services. In some cases, new laws and regulations have been enacted to protect the rights of small-scale farmers and promote sustainable land management practices.

Despite these efforts, however, challenges persist. In many countries, land reform has been slow and uneven, and significant disparities in land ownership and access to resources remain. Political instability and conflict in the region have also hindered progress in implementing land reform measures.

Overall, land reform in the Middle East has been a complex and often contentious issue, and progress has been slow and uneven. Efforts to address land ownership inequalities and promote agricultural development continue to be important priorities for many countries in the region.

C. Asia

Japan: After World War II, Japan introduced a land reform program to redistribute land from large landowners to tenant farmers. This was part of a broader reform program to promote economic development and reduce social inequality. The program was largely successful and contributed to the rapid growth of Japan's agricultural sector⁵⁹.

China: Land reform has been a key part of China's economic development strategy since the Communist revolution in 1949. Initially, land was collectivized and redistributed among peasant households. In recent decades, China has implemented reforms to promote more secure land tenure and facilitate the transfer of land use rights, with the goal of promoting agricultural modernization and urbanization.

In many Asian countries, land reform has been a significant tool for economic development and poverty reduction. For instance, in China, land reform was a central component of the agrarian revolution led by the Communist Party, which involved the redistribution of land from the landlords to the peasants. This was a critical part of the rural transformation that took place during China's period of collectivization and the Great Leap Forward.

Similarly, in countries like India and the Philippines, land reform has been a key policy tool to address issues of land inequality and poverty. The introduction of land redistribution programs aimed to break up large estates and provide land to landless farmers with the goal of improving agricultural productivity and reducing rural poverty⁶⁰.

India: Land reform in India is a critical issue that has been prevalent since independence. The structure of land ownership, the concentration of land with large landholders, and the exploitation of landless laborers are some of the key issues that have been the focus of land reform measures in India. A clear objectives and measures of land reforms were stated by the India government⁶¹.



Figure 2.3 Objectives of Land Reform

Source: ⁶¹

After independence in 1947, the government embarked on a series of land reform programs to address these issues. The primary objective of land reform was to distribute land to the landless and to reduce the concentration of land ownership. The government also sought to protect the rights of tenant farmers and landless laborers. Land reform stakeholder groups

One of the main legislations in this regard was the Land Ceiling Act, which put a cap on the amount of land that could be held by an individual or a family. The excess land was then acquired by the government and distributed among the landless. Additionally, the government implemented various tenancy reforms to improve the status of tenant farmers and protect their rights⁶². See Figure 2.4.

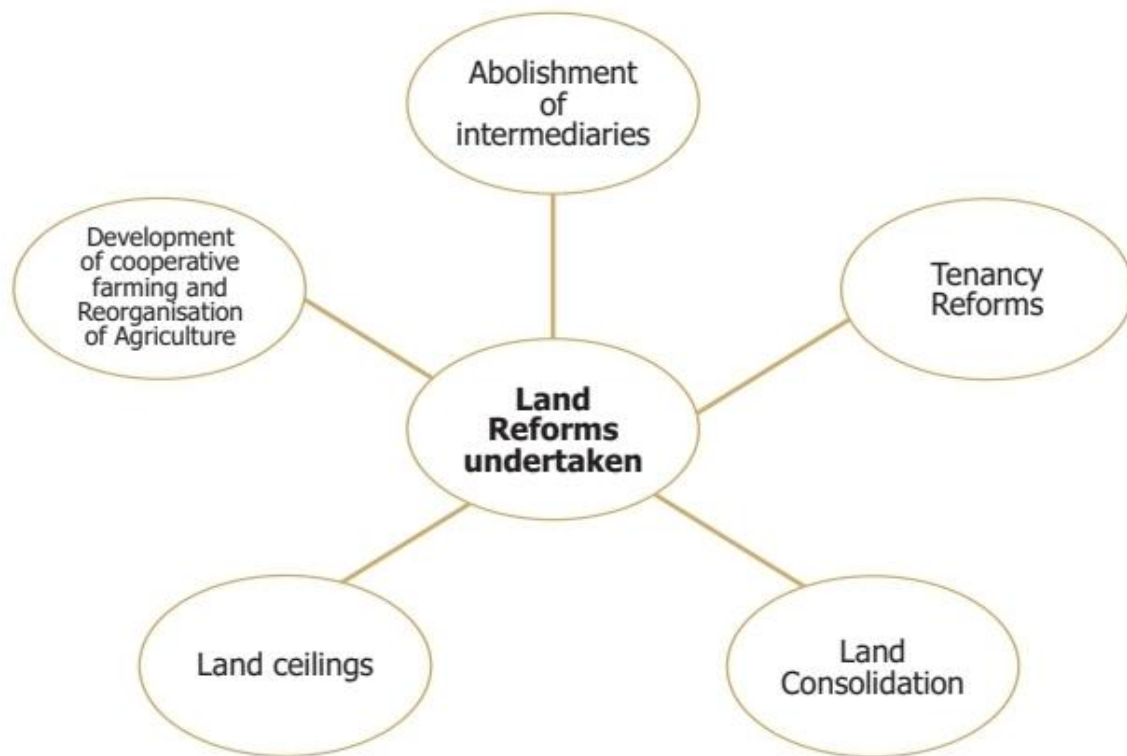


Figure 2.4 Land Reforms System in India

Source: ⁶²

Despite these measures, the success of land reforms has been limited. There have been several challenges, including the lack of proper implementation, political resistance from large landholders, and administrative inefficiencies. Furthermore, there have been loopholes in the laws that have allowed large landowners to evade land ceiling restrictions.

Today, land reform remains a critical issue in India. The government continues to grapple with the challenges of inequality in land ownership, the plight of landless laborers, and the need to ensure sustainable and equitable distribution of land. While progress has been made, there is still a long way to go in achieving meaningful land reforms in India.

In summary, land reform systems in the Middle East and Asia have been implemented to address issues of land inequality, land ownership, agricultural productivity, and rural poverty. These programs have varied widely in their scope and effectiveness, and have been influenced by historical, social, and political factors within each country.

These examples illustrate the diversity of approaches to land reform around the world, reflecting different historical, political, and economic factors. Land reform is a complex and contentious issue, and the success of reform programs depends on careful consideration of local conditions and the involvement of affected stakeholders.

2.3.2 Diverse Land Reform Strategies in Africa

Africa has seen various land reform strategies implemented over the years, with the aim of addressing historical injustices, improving land governance, and promoting social and economic development⁶³.

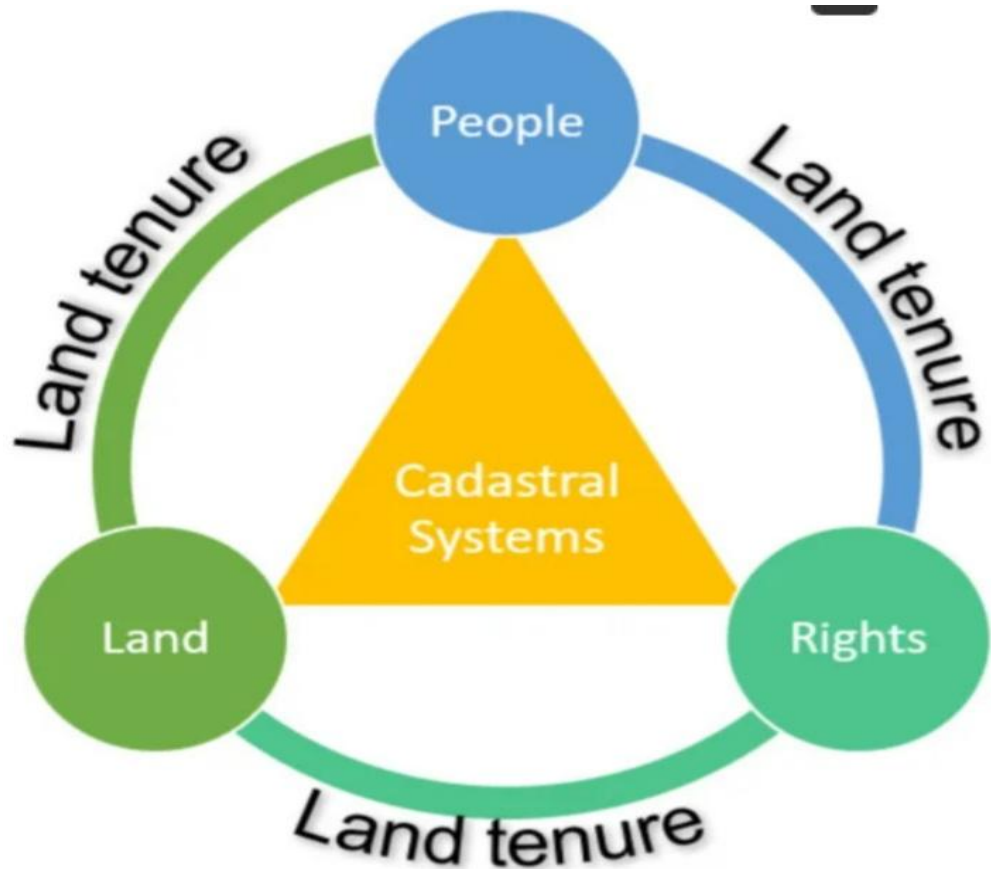


Figure 2.5: Cadastral Systems and Land Tenure Linking People to Land and Rights.

Source: ⁶³.

These strategies have been shaped by the unique historical, political, and socio-economic contexts of each African country. Here are some diverse land reform strategies that have been implemented in different parts of Africa:

1. Land Redistribution: Land redistribution policies aim to address historical disparities in landownership by transferring land from large-scale commercial farms or absentee landlords to landless peasants or small-scale farmers. This strategy has been implemented in countries like Zimbabwe, where the Fast Track Land Reform Program was initiated in the early 2000s. The program aimed to redistribute land to indigenous Africans, but it faced challenges and

controversies, including issues of compensation, disruptions to agricultural production, and political implications⁶⁴.

2. Land Tenure Regularization: Many countries in Africa have implemented land tenure regularization programs to formalize and secure land rights, particularly for small-scale farmers and rural communities. These programs involve mapping, demarcation, and registration of land parcels, which provides legal recognition and documentation of landownership. This strategy has been implemented in countries such as Rwanda, Ethiopia, and Uganda, aiming to reduce land disputes, promote investment, and improve land governance.

3. Customary Land Reform: Africa has a rich tradition of customary land tenure systems, where land rights are governed by traditional authorities and customary laws. Customary land reform seeks to recognize and formalize customary land rights, enhance the role of local communities in decision-making, and protect indigenous land rights. This strategy has been implemented in various countries, such as Namibia, where the Communal Land Reform Act of 2002 aimed to strengthen communal land rights and governance.

4. Land Administration and Management: Improving land administration and management is a key aspect of land reform strategies in Africa. This involves establishing efficient and transparent systems for land registration, land use planning, and dispute resolution. Countries like Ghana and Kenya have implemented land administration reforms, including the digitization of land records, establishment of land tribunals, and capacity building for land administration institutions⁶⁵.

The land reform process model in Figure 2.6 depicts a typical system adopted in Kenya where the reform as an offshoot for government at the center, parastatals users, donors, local authorities, private users, advocacy groups, and training institutions. It extends as a process for political groups interests in land reform, professional organizations, and private land owners.

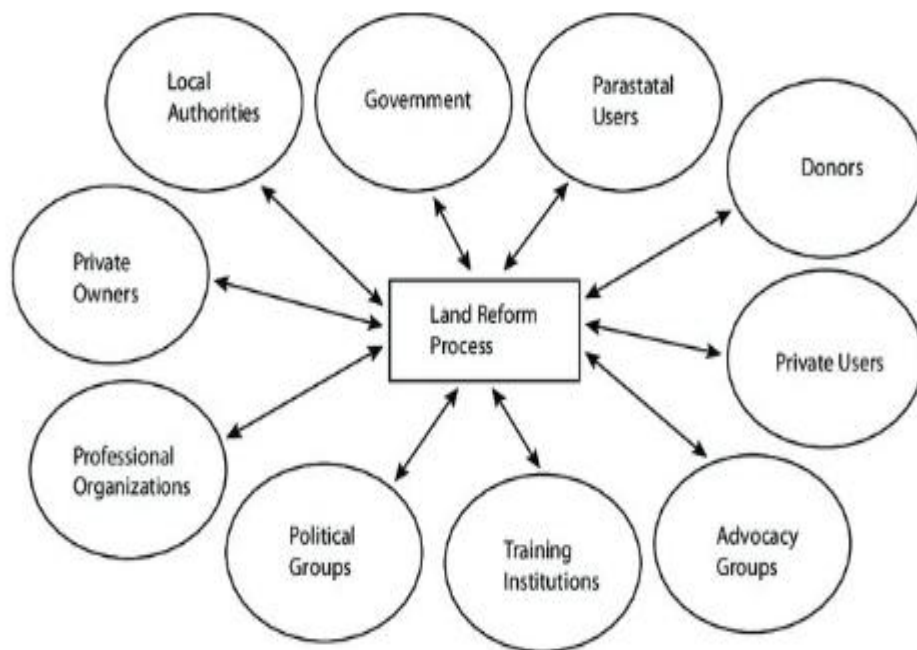


Figure 2.6: Land Reform Process Model

Source: ⁶⁵

5. Land Reform for Urban Development: Many African countries are experiencing rapid urbanization, where informal settlements and land tenure insecurity are common. Urban land reform strategies aim to address these challenges by providing secure land tenure for

informal settlers, improving access to affordable housing, and promoting sustainable urban development. For example, South Africa implemented a post-apartheid land reform program that aimed to provide housing and land to the urban poor, particularly in informal settlements. The government has implemented various programs to redistribute land from white farmers to black farmers, with the goal of addressing historical injustices and promoting economic development. However, progress has been slow, and there are ongoing challenges related to land tenure, property rights, and compensation for expropriated land.

6. Community-Based Natural Resource Management: In countries with vast natural resources, community-based natural resource management strategies have been implemented to promote sustainable resource use and empower local communities. These strategies involve devolving rights and responsibilities over natural resources to local communities or indigenous groups, allowing them to benefit from and manage their resources sustainably. Countries like Botswana and Namibia have implemented successful community-based natural resource management programs, particularly in the management of wildlife and conservation areas.

It is important to note that the effectiveness of these land reform strategies varies across countries and contexts, and often face challenges such as political interference, inadequate resources, lack of coordination, and limited enforcement capacity. Successful land reform requires careful consideration of local realities, stakeholder participation, and the implementation of supportive policies and institutions⁶⁶.

2.3.3 Land Nationalization, Historical Context and Colonial Legacy

Land nationalization refers to the process of transferring ownership and control of land from individual or private ownership to the state or government. It is a policy approach where the government takes over ownership of land with the aim of redistributing it or using it for public purposes²⁹.

The historical context of land nationalization in Nigeria can be traced back to the colonial era. During British colonial rule, which lasted from the late 19th century to 1960 when Nigeria gained independence, the British administrators introduced various land policies and laws that significantly impacted land ownership and control in the country⁶⁷.

Under colonial rule, Nigeria's land was considered "terra nullius," meaning it was deemed empty or unoccupied land. This perception allowed the British to claim ownership of vast amounts of land, despite the presence of indigenous communities and their historical land tenure systems. The Land Acquisition Act of 1894 and subsequent land ordinances further facilitated the transfer of land from the indigenous people to the colonial government and private entities⁶⁸.

The British colonial administration imposed an alien land tenure system, which replaced the existing customary land tenure systems of the various ethnic groups in Nigeria. This system introduced individual land ownership, as opposed to communal ownership, and created tensions and conflicts over land rights. The colonial government also introduced the concept of "Crown Lands," which were considered the property of the British Crown⁶⁹.

After Nigeria gained independence in 1960, land nationalization became a policy approach adopted by the newly formed government to address the colonial legacy of land alienation

and social inequalities. The government sought to redistribute land and resources as a means of promoting development, reducing poverty, and addressing historical injustices.

In 1978, Nigeria's Land Use Decree was enacted, which nationalized all land in Nigeria and vested it in the state governments. This meant that all land, including ancestral lands, became the property of the state, and individuals and communities were required to obtain a Certificate of Occupancy (C of O) to establish their rights to use the land.

The nationalization of land in Nigeria was intended to facilitate land reform and ensure equitable distribution of land. However, it faced numerous challenges and criticisms. One of the main criticisms was that the state's control over land limited people's access to and use of land, especially for marginalized and disadvantaged communities. The centralized control over land led to instances of corruption, land speculation, and political patronage⁷⁰.

Over time, Nigeria has experienced various land reform and land governance initiatives aimed at addressing the challenges and shortcomings of land nationalization. These initiatives include the Land Use Act of 1978, the Land Reform Implementation Committee (LRIC) in the 1980s, and subsequent amendments to the Land Use Act.

In recent years, there have been calls for land reform in Nigeria to address the legacy of colonialism and promote inclusive land governance. Advocates argue for reforms that recognize and protect customary land rights, promote community participation in decision-making, and ensure fair compensation for land expropriation⁷¹.

Overall, land nationalization in Nigeria was a response to the colonial legacy of land alienation and social inequalities. While the policy aimed to address historical injustices, it also created new challenges and limitations on land access and control. Ongoing efforts are

needed to strike a balance between communal and individual land rights and to establish a more inclusive and equitable land governance system in Nigeria.

2.3.4 Land Nationalization, Definitions and Objectives

Land nationalization refers to the process by which the ownership and control of land are transferred from private individuals or entities to the state or government. It involves the conversion of privately owned land into public property, where the government becomes the ultimate owner and manager of the land resources⁷².

The objectives of land nationalization can vary depending on the specific context and goals of the government or ruling party. Some common objectives include:

1. Land Redistribution: Land nationalization is often pursued as a means to redistribute land ownership and reduce inequalities. By acquiring privately owned land and redistributing it to landless peasants, small-scale farmers, or marginalized communities, the government aims to promote social justice and provide equal access to land resources.

2. Agricultural Development: Land nationalization may seek to promote agricultural development by consolidating fragmented landholdings and reorganizing land use. This can involve converting large landholdings into agricultural cooperatives or state-run farms, implementing land reforms to improve productivity, or facilitating investment in agriculture by the state.

3. Economic Planning and Development: Land nationalization can be pursued as part of broader economic planning and development strategies. By centralizing land ownership, the government gains control over strategic land resources and can plan and allocate land for

industrial development, infrastructure projects, or urban expansion. This allows for more coordinated and targeted economic development efforts.

4. Resource Management and Conservation: Land nationalization can be driven by the objective of improving land resource management and conservation. By assuming ownership and control over land, the government can implement environmental regulations, protect sensitive ecosystems, and prevent unsustainable land use practices. This can include designating protected areas, enforcing land use zoning, and implementing conservation programs.

5. Political and Social Transformation: Land nationalization can be used as a tool for political or social transformation. It can be a means for consolidating state power, as control over land often entails control over people's livelihoods and resources. In certain contexts, land nationalization has been pursued as a way to challenge traditional power structures, feudal systems, or colonial legacies, and to promote a more egalitarian society.

It is important to note that land nationalization is a complex and highly contested process. It often involves legal and administrative challenges, compensation issues, and debates about the balance between individual property rights and the collective or public interest. The success of land nationalization depends on effective governance, equitable land redistribution, sustainable land use practices, and the participation and empowerment of affected communities.

2.3.5 Impact on Land Governance and Tenure System

The impact of land nationalization, governance, and tenure system in Nigeria has been significant and multifaceted⁷³. Here are some key effects:

2.3.5.1 Land Redistribution and Equity

Land nationalization in Nigeria aimed to address historic land injustices and inequalities, particularly in rural areas. Through land reform programs, the government sought to redistribute land to landless peasants, small-scale farmers, and marginalized communities. This has helped promote social justice and reduce land-related conflicts arising from inequitable land distribution.

2.3.5.2 Improved Land Governance

The nationalization of land in Nigeria has led to a centralization of land ownership and management under the government. This has allowed for better land governance, as the state has been able to establish clear policies, regulations, and procedures for land administration. It has also facilitated the collection of accurate data and mapping of land resources, aiding in effective planning and decision-making.

2.3.5.3 Agricultural Development

Land nationalization has played a role in promoting agricultural development in Nigeria. By consolidating fragmented landholdings and reorganizing land use, governments have aimed to improve agricultural productivity and food security. Land tenure reforms, such as the establishment of secure land rights for farmers, have incentivized investment in agriculture and improved access to credit and other agricultural services.

2.3.5.4 Infrastructure and Urban Development

Nationalization of land has provided the government with greater control over strategic land resources for infrastructure and urban development. By acquiring land, the government can

plan, allocate, and develop key infrastructure projects, such as roads, schools, hospitals, and housing schemes. It has also allowed for urban expansion in a planned and controlled manner.

2.3.5.5 Environmental Conservation

Land nationalization has been instrumental in advancing environmental conservation in Nigeria. The government's ownership and control of land resources have enabled the implementation of environmental regulations and the protection of sensitive ecosystems. National parks, wildlife reserves, and forest reserves have been established to conserve biodiversity and promote sustainable land use practices.

2.3.5.6 Challenges and Limitations

Despite the positive impacts, land nationalization in Nigeria has faced challenges and limitations. One key challenge is the issue of compensation for landowners who have lost their property. Disputes over compensation and grievances from affected communities have sometimes led to tensions and conflicts. Additionally, the effectiveness of land governance and tenure systems can be hindered by corruption, inefficient bureaucracy, and lack of transparency.

The impact of land nationalization, governance, and tenure systems in Nigeria has been a mixed bag. While it has contributed to land redistribution, agricultural development, improved land governance, infrastructure development, and environmental conservation, there are still challenges that need to be addressed to ensure equitable and sustainable outcomes. Continuous efforts to improve governance, transparency, and community

participation in land administration are necessary to maximize the benefits and mitigate the potential negative effects⁷⁴.

2.3.6 Agrarian Land Reform and Redistribution in Africa

Agrarian land reform and redistribution in Africa refers to the process of redistributing agricultural land to address historical land injustices and promote equitable access to land resources, particularly for small-scale farmers, rural communities, and marginalized groups. This approach aims to address underlying issues of poverty, inequality, and social injustice prevalent in many African countries⁷⁵.

Here are some key aspects and impacts of agrarian land reform and redistribution in Africa:

1. Historic Context: Many African countries have a colonial history that saw large tracts of land being taken away from indigenous communities and concentrated in the hands of a few elite groups or foreign entities. Agrarian land reform seeks to rectify these injustices by redistributing land to those who were historically deprived of it.

2. Land Tenure Security: Agrarian land reform aims to provide secure land rights to small-scale farmers, rural communities, and marginalized groups. This can empower farmers with the confidence and ability to invest in their land, improve agricultural productivity, access credit and government support, and contributing to poverty reduction and food security.

3. Increased Agricultural Productivity: By redistributing land to small-scale farmers, agrarian reform encourages the use of land resources more effectively and efficiently.

Smallholders are often better equipped to employ sustainable agricultural practices, utilize appropriate technologies, and make long-term investments in improving the productivity of their land.

4. Poverty Reduction and Income Equality: Agrarian land reform has the potential to reduce poverty and income inequality by providing land and resources to landless farmers and marginalized communities. The redistribution of land can create opportunities for income generation, livelihood diversification, and social mobility.

5. Social Stability and Peacebuilding: Agrarian land reform can contribute to social stability and peacebuilding efforts in countries where land-related conflicts are common. Addressing historical land injustices and providing equitable access to land resources can mitigate land-based conflicts and foster social cohesion within communities.

6. Challenges and Limitations: Implementing agrarian land reform and redistribution in Africa is not without challenges. Some common challenges include resistance from powerful interest groups, inadequate funding and resources for land redistribution programs, inefficient bureaucracy, and inadequate capacity to handle land administration. Additionally, ensuring that land reforms are socially and environmentally just, promoting gender equality, and considering cultural and customary land rights can be complex issues to address.

In conclusion, agrarian land reform and redistribution in Africa are crucial for addressing historical injustice and promoting equitable land access. It has the potential to alleviate poverty, improve agricultural productivity, foster social stability, and reduce inequality. However, effective implementation requires careful planning, political will, adequate

resources, and consideration of socio-economic and environmental factors to ensure sustainable and inclusive outcomes.

2.3.7 Tenure Security and Land Titling in Nigeria

Tenure security and land titling play a pivotal role in promoting agricultural development, economic growth, and social stability in Nigeria. They ensure that individuals and communities have legal rights and protection over their land, which encourages investment, productivity, and sustainable land management practices⁷⁶. However, Nigeria faces numerous challenges in achieving effective tenure security and implementing comprehensive land titling systems.

1. Tenure Insecurity: Land tenure insecurity is a significant issue in Nigeria, particularly in rural areas. The lack of clear and enforceable land rights exposes farmers and rural communities to land-grabbing, forced evictions, and conflicts over land ownership. This insecurity hampers agricultural productivity, discourages investments, and limits farmers' ability to access credit and government support.

2. Fragmented and Complex Land Laws: Nigeria's land tenure system is characterized by multiple layers of customary, statutory, and religious laws. This complexity creates confusion and disputes over land rights. Harmonizing and simplifying land laws is crucial for enhancing tenure security and facilitating land titling processes.

3. Informal Land Tenure Systems: A significant portion of land in Nigeria operates under customary land tenure systems, which are often not recognized or documented by formal legal systems. This informal tenure arrangement undermines tenure security and impedes

economic growth and development, particularly for women, who face discrimination in accessing land rights.

4. Land Administration Constraints: Nigeria's land administration system faces institutional and operational challenges, including corruption, inefficient bureaucracy, insufficient capacity, and inadequate funding. These constraints result in lengthy and expensive processes for securing land titles, limiting tenure security and deterring investments.

5. Land Titling Initiatives: Nigeria has made efforts to improve land titling systems through initiatives such as the Land Use Act of 1978, the National Land Policy of 2013, and various state-level land reforms. These initiatives aim to simplify land administration processes, facilitate land registration, and provide secure land documentation. However, the implementation and effectiveness of these initiatives vary across states.

6. Impacts of Tenure Security and Land Titling: Strengthening tenure security and implementing land titling systems can have several positive impacts in Nigeria. It promotes agricultural productivity, encourages investment in land, facilitates access to credit and government support, and enhances land management practices. It also fosters social stability, reduces land-related conflicts, and ensures the protection of vulnerable groups' land rights.

Addressing these challenges and improving tenure security and land titling systems in Nigeria requires comprehensive reforms, including:

- Strengthening the legal framework for land tenure security, addressing conflicts between customary and statutory laws, and recognizing and protecting women's land rights.

- Improving land administration systems through technology adoption, capacity building, and increased resources.
- Conducting comprehensive land surveys and mapping to establish accurate and reliable land records.
- Raising awareness among communities about tenure security and the benefits of land titling.
- Enhancing collaboration and coordination between various government agencies and stakeholders involved in land administration.
- Promoting transparency, accountability, and anti-corruption measures in land administration processes.

By addressing these issues and implementing robust tenure security and land titling systems, Nigeria can unlock its agricultural potential, attract investments, reduce conflicts over land, and promote inclusive and sustainable economic growth⁷⁷.

2.3.8 Cultural Land Tenure System

Cultural land tenure reforms in Nigeria have been a significant aspect of the country's socio-economic development. Land holding systems in Nigeria have long been influenced by cultural and customary practices, which have, at times, resulted in issues of land disputes, insecurity, and inadequate land rights for marginalized groups⁷⁸.

In recent years, the Nigerian government has made efforts to introduce land tenure reforms to address these challenges and promote sustainable land management practices. These reforms aim to balance cultural traditions with modern needs, ensuring land ownership and access rights for all citizens⁷⁹.

One notable cultural land tenure reform in Nigeria is the Land Use Act of 1978. This act vested all land within a state in the governor, making individual ownership of land subject to government control. This reform aimed to reduce conflicts and increase efficiency in land administration. However, it has been criticized for diminishing the customary land rights of indigenous communities and fostering land grabbing by the political elite.

To address this issue, the Nigerian government has also introduced community-based land tenure reforms, recognizing the importance of traditional and cultural land management systems. In some cases, the government has undertaken initiatives to legally document communal land rights to ensure their protection and recognition. These reforms have sought to involve community members and traditional leaders in decision-making processes concerning land use and management⁸⁰.

Furthermore, the Nigerian government has recognized the need to ensure gender equality in land ownership and access⁸¹. Historically, women in Nigeria have faced discrimination in land rights, with cultural practices often preventing them from inheriting or accessing land. To address this, land tenure reforms have been introduced to promote gender-sensitive approaches, aiming to empower women in land-related matters and challenging discriminatory cultural norms⁸².

However, despite these reforms, challenges remain in implementing and enforcing cultural land tenure reforms in Nigeria. The complex interplay between traditional customs, government legislation, and social attitudes towards land ownership makes the process multifaceted and dynamic. Additionally, the lack of comprehensive land data and weak institutional capacities hinder effective land administration and regulation⁸³.

In conclusion, cultural land tenure reforms in Nigeria represent a crucial step towards achieving sustainable land management and ensuring equitable land rights for all citizens. By balancing cultural traditions with modern needs, the government is working towards addressing land conflicts, promoting gender equality, and fostering socio-economic development. However, further efforts are needed to strengthen implementation mechanisms and enhance the involvement of local communities and traditional leaders in land governance processes.

2.3.9 Land Market Reforms

Land market reforms and foreign investment have been key drivers of economic development in many countries, including Nigeria. These reforms aim to create a transparent and efficient land market system that attracts foreign investors, spurs economic growth, increases agricultural productivity, and improves overall land administration⁷⁵.

One significant land market reform in Nigeria is the establishment of land registries and the introduction of a systematic land titling system. This reform aims to provide clear and secure land rights, reducing the risks associated with land transactions and encouraging foreign investors to invest in the country. By streamlining the registration process and reducing the time and cost involved, these reforms enhance the ease of doing business and attract foreign investment⁸⁴.

Foreign Direct Investment (FDI) in the land sector has played a significant role in agricultural development in Nigeria. Large-scale agricultural investments, often led by foreign companies, have the potential to improve agricultural productivity, create employment opportunities, and boost rural livelihoods. These investments bring in modern

farming technologies, provide access to capital, and improve infrastructure, contributing to increased agricultural output and food security.

However, the impact of foreign land investments in Nigeria is not without challenges and controversies. Critics argue that these investments can lead to land grabbing, displacement of local communities, and violation of indigenous land rights. Cultural, social, and environmental concerns must be taken into account to ensure that foreign investments do not negatively impact local communities. Efforts should be made to promote inclusive and sustainable land investment practices, respecting the rights and livelihoods of local communities.

To address these concerns, the Nigerian government has introduced various safeguards and regulations. The Land Use Act of 1978, for instance, stipulates that lands acquired for public purposes must compensate affected communities adequately. Additionally, policies and regulations have been put in place to promote responsible investment and protect the rights of vulnerable groups, such as small-scale farmers, women, and indigenous communities⁸⁵.

In conclusion, land market reforms and foreign investment have the potential to drive economic development in Nigeria. By establishing transparent and efficient land administration systems, the country can attract foreign investment, promote agricultural development, and enhance overall land governance. However, it is essential to strike a balance between economic interests and the protection of local communities' rights, ensuring that foreign investments contribute to sustainable development and the well-being of all stakeholders.

2.3.10 Success Stories in Land Reforms

The land reform has played a central role in the transition from pre-capitalist forms of economy to capitalism⁸⁶. The successes of land reforms recorded in some countries around the world are as follows;

1. Rwanda: After the devastating genocide in the 1990s, Rwanda implemented extensive land reforms to address ownership issues and promote social stability. The government initiated a comprehensive land registration and titling program, providing over 10 million land titles to citizens. This resulted in increased security of land tenure, reduced land disputes, and improved access to credit for farmers, leading to enhanced agricultural productivity and economic development.

2. Colombia: Facing decades of conflict and land disputes, Colombia embarked on a land reform process aimed at reducing inequality and promoting social justice. The government implemented policies to redistribute underutilized lands to landless farmers and indigenous communities. This reform led to significant improvements in land tenure security, increased land productivity, and enhanced social inclusion for marginalized groups.

3. Singapore: Singapore undertook land reforms in the mid-20th century, transforming from a slum-ridden city to a modern metropolis. The government implemented a systematic land acquisition and resettlement program, enabling the development of public infrastructure and urban housing projects. This reform facilitated urban renewal, improved living conditions, and contributed to Singapore's economic success.

2.3.11 Obstacles in Land Reforms

The challenges of land reforms are many but lessons have been learnt through a structural transformation of the nations' economies⁸⁷. These challenges are;

1. Political Resistance: Land reforms can face opposition from powerful interest groups, including large landowners, influential elites, and political stakeholders. They may lobby against reforms that threaten their land holdings or economic interests, leading to political resistance and delays in implementing comprehensive reform measures.

2. Weak Institutions: In many countries, weak land administration institutions, corruption, and bureaucratic inefficiencies undermine the effectiveness of land reforms. Limited resources, inadequate capacity, and lack of transparency can impede the implementation of reforms, leading to delays, confusion, and even the manipulation of land tenure systems.

3. Social and Cultural Factors: Land reforms often encounter social and cultural barriers, such as traditional land tenure systems, communal land practices, and deeply rooted beliefs about land ownership. These factors can hinder the formalization of land rights or create conflicts between customary and statutory land systems, posing challenges to the implementation of land reforms.

4. Lack of Financial Resources: Land reforms require significant financial resources to support land registration and titling programs, land redistribution initiatives, and the establishment of efficient land administration systems. Limited government budgets or lack of donor support can hinder the implementation and sustainability of land reform programs.

5. Inadequate Consultation and Participation: Land reforms require the involvement and participation of all stakeholders, including local communities, small-scale farmers, indigenous groups, and women. However, insufficient consultation and engagement from affected communities can lead to conflicts, resistance, and limited acceptance of reform measures.

Addressing these obstacles requires political will, effective governance, stakeholder engagement, and strong institutional capacity. It is crucial to prioritize social justice, inclusivity, and sustainable development in land reform processes, ensuring the equitable distribution of land rights and benefits while respecting the rights of all stakeholders.

2.3.12 Resource-Based Conflicts Case Studies in Africa

Resource-based conflicts in African countries are often driven by competition over natural resources, land, and economic opportunities⁸⁸. These conflicts arise due to a combination of factors, including historical grievances, ethnic tensions, and unequal distribution of resources. Here are four case studies highlighting resource-based conflicts in different African countries:

1. Niger Delta, Nigeria: The Niger Delta region in Nigeria has been marred by conflicts over oil resources for decades. Multinational oil companies extract oil from the region, causing environmental degradation and displacing local communities. The lack of equitable distribution of revenue and perceived exploitation by the government and oil companies have led to tensions, protests, and armed militant groups seeking control over resources. The Niger Delta conflict highlights the intersection of resource extraction, environmental degradation, and social injustice⁸⁹.

2. Blood Diamonds, Sierra Leone: Sierra Leone experienced a brutal civil war from 1991 to 2002, fueled by conflict diamonds, also known as blood diamonds. These diamonds were illegally mined and traded by armed rebel groups to finance their activities. The war resulted in widespread violence, displacement, and atrocities against civilians. The conflict diamonds case demonstrates how the illegal exploitation of natural resources can finance armed conflict and undermine social stability.

3. Land Disputes, Kenya: Land disputes in Kenya have been a long-standing issue, particularly in the Rift Valley region. This area is rich in agricultural land and has witnessed conflicts over land ownership, access, and allocation between different ethnic communities. The failure to address historical injustices related to land has fueled tensions and periodically led to episodes of violence, including the 2007-2008 post-election violence. This case highlights the linkages between land tenure, ethnic tensions, and political instability.

4. Coltan Mining, Democratic Republic of Congo (DRC): The Democratic Republic of Congo is rich in coltan, a mineral used in electronic devices. The illegal mining and trade of coltan have fueled conflicts in the eastern part of the country. Armed groups, along with foreign actors, exploit the mineral wealth and engage in violence to maintain control over mining areas⁹⁰. These conflicts have resulted in widespread displacement, human rights abuses, and a complex web of overlapping armed groups competing for control over resources⁹¹.

Addressing resource-based conflicts in African countries requires comprehensive approaches that promote inclusive governance, equitable resource sharing, and sustainable development. These initiatives should include measures to strengthen governance, promote transparent and accountable resource extraction practices, support community participation, and address historical grievances to foster peaceful coexistence and long-term **stability**⁹².

2.3.13 Water Conflicts and Competition

Water conflicts and competition are prevalent in many parts of the world, including African countries, due to the scarcity and uneven distribution of water resources. These conflicts arise due to various factors, such as population growth, urbanization, agricultural demands,

climate change, and political tensions⁹³. Here are four case studies highlighting water conflicts and competition in different African regions:

1. Nile River Basin: The Nile River, the longest river in Africa, is shared by eleven countries, including Egypt, Sudan, Ethiopia, and Uganda. Disputes over the allocation and management of the Nile's waters have been ongoing for decades. The construction of large-scale dams, such as the Grand Ethiopian Renaissance Dam (GERD), has raised concerns about downstream water availability and potential impacts on agriculture and hydropower generation. Negotiations among riparian states to address these issues have been complex and have required the involvement of international organizations, such as the Nile Basin Initiative⁹⁴.

2. Lake Chad Basin: The Lake Chad Basin, located in West Africa, is shared by Chad, Cameroon, Niger, and Nigeria. The lake has been shrinking due to climate change, population growth, and unsustainable water use. Decreased water availability has led to competition for resources among these countries and increased tensions between herders, farmers, and fishing communities. The conflicts in the Lake Chad Basin have also been exacerbated by the activities of armed groups, such as Boko Haram, which exploit grievances related to resource scarcity and exacerbate regional instability⁹⁵.

3. Cape Town Water Crisis, South Africa: In 2018, Cape Town, South Africa, faced a severe water crisis, with the city on the brink of running out of water. Years of drought, population growth, and mismanagement of water resources contributed to the crisis. The situation sparked competition and conflicts over water access and rationing within the city, highlighting the challenges of managing water scarcity in urban areas. The crisis prompted

the implementation of strict water-saving measures and raised awareness about the need for long-term water management strategies⁹⁶.

4. Pastoralist-Herder Conflicts, East Africa: In various countries across East Africa, conflicts between pastoralist communities (who rely on livestock) and herder communities (who rely on agriculture) often revolve around water and grazing land access. These conflicts are driven by competition for limited resources, unpredictable rainfall patterns, and population pressure. The conflicts have resulted in violence, displacement, and loss of livelihoods, impacting the stability and well-being of these local communities⁹⁷.

Addressing water conflicts and competition in Africa requires a multi-faceted approach that focuses on equitable water resource management, promoting cooperation among riparian states, sustainable agricultural practices, and climate change adaptation strategies. It also involves the integration of policies and institutions at local, national, and regional levels to ensure inclusive governance, community participation, and the protection of vulnerable groups who rely on water resources for their livelihoods.

2.3.14 Agricultural Land Disputes

Agricultural land disputes occur when there are conflicting claims over the ownership, use, or access to agricultural land. These disputes can arise due to a variety of factors, including population growth, urbanization, changes in land tenure systems, conflicting land rights, and inadequate land management policies⁹⁸. Agricultural land disputes are common in many parts of the world, including Africa, where agriculture is a vital sector for food security and economic development. Here are a few key points regarding agricultural land disputes in Africa:

1. Land Grabbing: Land grabbing refers to large-scale acquisitions of agricultural land by domestic or foreign entities, often for commercial purposes. These acquisitions can result in displacement of local communities, loss of livelihoods, and conflicts between small-scale farmers and investors. In Africa, land grabbing has been fueled by the increasing demand for land for industrial agriculture, biofuel production, mining, and infrastructure projects⁹⁹.

2. Customary Land Tenure: In many African countries, land ownership is based on customary land tenure systems, where land is collectively owned and managed by communities. However, these systems are often not recognized by formal legal frameworks, leading to conflicts when governments or private investors attempt to claim or allocate land without the consent or recognition of the communities who rely on it. Disputes may also arise within communities over land use rights and inheritance¹⁰⁰.

3. Large-Scale Commercial Agriculture and Small-Scale Farmers: Large-scale commercial agriculture in Africa often competes with small-scale farmers for fertile land. Small-scale farmers may find themselves marginalized as their access to land, water, and other resources is limited by large agribusinesses. The conflicts can result in the loss of traditional farming practices, livelihoods, and food insecurity for vulnerable communities.

4. Climate Change and Conflicts: Climate change-induced factors, such as droughts and floods, exacerbate competition for agricultural land and resources. As climate change impacts become more severe, conflicts over fertile land, water, and grazing areas are expected to increase. These conflicts can lead to displacement, migration, and even violence, exacerbating existing tensions and social instability.

Addressing agricultural land disputes in Africa requires the implementation of comprehensive land governance policies that respect customary land rights, ensure inclusive land tenure systems, and promote sustainable agriculture practices. It should involve the participation of local communities, small-scale farmers, civil society organizations, and governments to ensure equity, transparency, and accountability in land allocation and management. Additionally, promoting alternative dispute resolution mechanisms, such as land commissions or mediation processes, can help resolve conflicts in a fair and peaceful manner¹⁰¹.

2.3.15 Extractive Industries and Resource Curse

Extractive industries refer to sectors that extract and exploit natural resources, such as mining, oil and gas extraction, and logging. These industries play a significant role in the global economy, as they provide essential raw materials for various industries and contribute to economic growth and development. However, the presence of extractive industries in many resource-rich countries has been associated with the "resource curse" or the "paradox of plenty"¹⁰².

The resource curse is the phenomenon where countries with abundant natural resources often experience economic decline, social instability, and environmental degradation instead of benefiting from their resources¹⁰³. Here are some key points regarding the resource curse in relation to extractive industries:

1. Economic Dependency: One of the main challenges associated with extractive industries is economic dependency. Countries heavily reliant on a single resource, such as oil or minerals, often suffer from a lack of economic diversification. This dependency makes them

vulnerable to price volatility, market fluctuations, and resource depletion, leading to economic instability.

2. Dutch Disease: The resource curse is often linked to the Dutch Disease, a phenomenon where the rapid development of a resource sector leads to the neglect of other sectors, such as agriculture and manufacturing. This neglect can distort the economy, leading to decreased competitiveness, limited job opportunities, and increased inequality.

3. Corruption and Governance Challenges: Extractive industries can be prone to corruption, bribery, and lack of transparency, especially when governance frameworks and institutions are weak. This leads to mismanagement of resource revenues, embezzlement, and illicit financial flows, inhibiting sustainable development and exacerbating social disparities.

4. Social and Environmental Impacts: Resource extraction often results in social and environmental issues. Local communities living near extractive sites may experience displacement, loss of livelihoods, and conflicts over land and resources. Environmental degradation, such as deforestation, pollution, and habitat destruction, can pose risks to ecosystems, biodiversity, and human health.

Addressing the resource curse requires effective governance, transparency, and sustainable practices in the management of extractive industries¹⁰⁴. Key steps include:

i. Good Governance: Implementing transparent and accountable governance mechanisms to ensure the fair distribution of resource revenues, prevent corruption, and promote sustainable development.

ii. Economic Diversification: Encouraging diversification of the economy to reduce dependency on resource extraction and promote the development of other sectors, such as agriculture, manufacturing, and services.

iii. Local Community Engagement: Involving local communities in decision-making processes, ensuring their rights, and addressing the social and environmental impacts of extractive industries.

iv. Environmental Regulations: Enforcing stringent environmental regulations and sustainable mining practices to mitigate the negative impacts of extraction, such as pollution, deforestation, and habitat destruction.

v. Capacity Building and Technology Transfer: Investing in education, skills development, and technology transfer to empower local populations and enhance their participation in the extractive industry value chain.

By addressing these challenges and adopting holistic approaches, countries can effectively manage their extractive industries and avoid the negative consequences associated with the resource curse. This requires collaboration between governments, the private sector, civil society organizations, and international stakeholders to ensure sustainable and inclusive development.

2.3.16 Pastoralist Farmer Conflicts in Africa

Pastoralist-farmer conflicts in Africa refer to the clashes and tensions that arise between pastoralist communities (livestock herders) and settled farmers over access to land, water resources, and grazing areas¹⁰⁵. These conflicts have been a longstanding issue in many parts

of the continent and can have significant social, economic, and environmental consequences. Here are some key points regarding pastoralist-farmer conflicts in Africa:

1. Resource Competition: One of the main drivers of conflict between pastoralists and farmers is competition for scarce resources, particularly land and water. Pastoralists rely on grazing lands for their livestock, while farmers require land for agriculture. As populations grow and natural resources become limited, conflicts arise as both groups vie for access to these essential resources¹⁰⁶.

2. Land Encroachment and Displacement: The expansion of agriculture and population growth has often led to the encroachment of farming communities onto traditional rangelands traditionally used by pastoralists. This encroachment can result in the displacement of pastoral communities and loss of their livelihoods, as well as increased tension and conflict between the two groups.

3. Livestock Damage and Crop Destruction: The movement of pastoralists and their herds can sometimes result in damage to agricultural crops. This can lead to resentment and conflicts, as farmers may suffer economic losses and perceive pastoralists as a threat to their livelihoods¹⁰⁷.

4. Ethnic and Cultural Differences: Pastoralist-farmer conflicts can also have ethnic and cultural dimensions. In some cases, conflicts may be driven by historical rivalries, animosity, or cultural differences between pastoralist and farming communities. These factors can exacerbate tensions and make conflict resolution more challenging¹⁰⁸.

5. Climate Change and Environmental Degradation: Climate change and environmental degradation further exacerbate pastoralist-farmer conflicts. Droughts, desertification, and the

depletion of grazing lands and water sources can contribute to resource scarcity, making competition for resources even more intense and heightening the potential for conflict.

Addressing pastoralist-farmer conflicts in Africa requires a multi-faceted and context-specific approach¹⁰⁹. Some key strategies that can be employed include:

i. Conflict Resolution and Mediation: Promoting dialogue, negotiation, and mediation between pastoralist and farming communities to resolve conflicts and find mutually acceptable solutions.

ii. Land and Resource Management: Implementing land-use planning, zoning, and resource-sharing mechanisms that take into account the needs and rights of both pastoralists and farmers. This may involve establishing protected grazing areas, water management systems, and designated crop fields to minimize conflicts.

iii. Livelihood Diversification: Supporting income diversification and alternative livelihoods for both pastoralist and farming communities to reduce their dependency on specific resources and prevent competition.

iv. Community Engagement and Participation: Ensuring the active involvement and participation of affected communities, including pastoralists and farmers, in decision-making processes, to ensure their needs, rights, and perspectives are considered.

v. Climate Resilience and Adaptation: Implementing climate change adaptation strategies, such as water conservation techniques, improved pasture management, and weather monitoring systems, to reduce vulnerability and enhance the resilience of pastoralist and farming communities to changing climatic conditions.

vi. Policy and Legal Frameworks: Developing and implementing comprehensive policies and legal frameworks that address land tenure issues, resource management, and conflict prevention and resolution. These frameworks should prioritize the rights and interests of both pastoralists and farmers.

By adopting a holistic approach that addresses the underlying causes and dynamics of pastoralist-farmer conflicts, African countries can work towards sustainable solutions that promote peaceful coexistence and equitable resource sharing between these two important livelihood groups¹¹⁰.

2.3.17 Socio-Political Dynamics of Resource-Based Conflicts

Resource-based conflicts often arise from sociopolitical dynamics related to competition for access to and control of natural resources. These conflicts can occur at various levels, from local disputes over land and water to international conflicts over control of oil and other valuable commodities.

At the local level, conflicts often emerge from competition for land and water resources, particularly in regions with scarce resources. In many cases, these conflicts are exacerbated by existing social and economic inequalities, which can result in marginalized communities being further disadvantaged by resource-based disputes. The sociopolitical dynamics of these conflicts are often shaped by historical injustices, unequal power relations, and competing claims to resources. In many cases, local conflicts are also influenced by broader political dynamics, such as government policies and interventions, and the activities of multinational companies or other external actors¹¹¹.

At the national and international levels, conflicts often arise from competition for control of valuable resources, such as oil, gas, and minerals. These conflicts are often driven by the economic and strategic importance of these resources, as well as by geopolitical interests and rivalries. The sociopolitical dynamics of these conflicts are often shaped by competing political and economic interests, as well as by broader power struggles and geopolitical considerations.

In many resource-based conflicts, competing claims to resources are often linked to broader issues of identity, autonomy, and self-determination. For example, conflicts over land and water resources are often intertwined with questions of indigenous rights and territorial sovereignty, while conflicts over valuable commodities such as oil and gas are often linked to questions of national sovereignty and control over strategic resources.

Overall, resource-based conflicts are shaped by complex sociopolitical dynamics, and are often driven by a combination of economic, political, and social factors. Addressing these conflicts often requires addressing broader issues of inequality, marginalization, and power imbalances, as well as addressing the root causes of competition for valuable resources. This often requires fostering greater equity and social inclusion, as well as promoting sustainable and equitable management of natural resources¹¹².

2.3.17.1 Resource Ownership and Distribution

Land resource ownership and redistribution are significant issues globally. Historically, land ownership has often been concentrated in the hands of a small elite, leading to widespread inequality and social injustice.

In many countries, the issue of land reform and redistribution has been central to social and political struggles. There are different models for land redistribution, with some countries favoring a more gradual approach and others opting for more radical measures such as expropriation and redistribution of land to the landless or marginalized groups.

The question of land resource ownership is often closely linked to broader issues of social and economic justice. Disparities in land ownership have profound implications for poverty and inequality. Access to land affects people's ability to grow food, build a home, and earn a living.

Land reform and redistribution also have environmental implications. When land ownership is concentrated in the hands of a few, it can lead to unsustainable land use and environmental degradation. Redistributing land to small farmers or indigenous communities can contribute to more sustainable land management and conservation practices¹¹³.

Overall, land resource ownership and redistribution are complex and multifaceted issues that require careful consideration of social, economic, and environmental factors. Effective land reform is essential for addressing poverty, inequality, and environmental sustainability.

2.3.17.2 Role of Resource Ownership in Local Conflicts

The examination of the role of resource ownership in local conflicts reveals a complex interplay of social, economic, and political factors that contribute to the outbreak and perpetuation of such conflicts. Resource ownership, whether it is land, water, minerals, or

other natural assets, is often a central point of contention within communities, particularly in regions where access to these resources is limited or unequally distributed. The struggle for control over valuable resources can lead to tension, competition, and ultimately conflict among various groups within a local setting. Understanding the dynamics of resource ownership in local conflicts requires a nuanced analysis that takes into account historical, cultural, and structural dimensions.

One aspect of resource ownership that frequently emerges as a catalyst for local conflicts is the issue of land rights. In many societies, land serves as a fundamental source of livelihood, identity, and power. The distribution and control of land can be a deeply contested issue, especially in regions where traditional land-use practices intersect with modern legal and administrative systems. Disputes over land ownership and land use can fuel intense conflicts between different ethnic, cultural, or socioeconomic groups vying for control over arable land, grazing areas, or strategic locations for development. These conflicts often stem from historical injustices, colonial legacies, and contemporary policies that marginalize certain communities and restrict their access to land resources¹¹⁴.

Moreover, the ownership and management of water resources also play a significant role in local conflicts, particularly in areas where water scarcity or competition for water sources is pronounced. Access to clean water for drinking, irrigation, and other essential needs is critical for community survival and prosperity. As such, disputes over water ownership and usage rights can escalate into violent confrontations between neighboring communities, agricultural producers, industrial users, and government authorities. The struggle over control of water sources, such as rivers, lakes, and aquifers, can exacerbate existing social tensions

and trigger inter-group conflicts, especially in regions grappling with environmental degradation and climate change impacts.

Additionally, the extraction and trade of valuable minerals, oil, and gas can generate conflicts at the local level, as communities grapple with the challenges of resource exploitation, environmental degradation, and economic inequality. The ownership and revenues from extractive industries often become flashpoints for conflicts, as powerful corporations, government agencies, and local communities vie for control over natural resource wealth. In many cases, the influx of extractive activities can disrupt traditional livelihoods, displace communities, and lead to socio-economic disparities, which in turn contribute to heightened local tensions and violence. Moreover, the negative externalities associated with resource extraction, such as pollution, land degradation, and social dislocation, can deepen the grievances and grievances that underpin local conflicts.

At the heart of resource ownership conflicts is the unequal distribution of power, wealth, and privilege within local settings. These disparities are often rooted in historical injustices, discriminatory policies, and power imbalances that perpetuate the marginalization of certain groups within a community. When resource ownership is concentrated in the hands of a few elites or external actors, it can exacerbate social inequalities and breed resentment among those who are excluded from reaping the benefits of local resources. As a result, local conflicts may arise as a means for marginalized groups to assert their rights, seek redress for past injustices, and challenge the entrenched structures that perpetuate their disenfranchisement.

Furthermore, the governance and regulation of resource ownership are pivotal factors that shape the dynamics of local conflicts. Weak institutional frameworks, corruption, and

regulatory capture can create conditions that facilitate the exploitation and expropriation of natural resources, leading to social unrest and violent mobilization. In contrast, transparent and inclusive governance mechanisms that respect local rights, promote equitable access, and safeguard environmental sustainability can mitigate the risk of resource-related conflicts and contribute to peaceful coexistence within communities. Effective conflict resolution mechanisms, such as transparent land tenure systems, community-based resource management, and legal frameworks that protect the rights of indigenous peoples, are vital for addressing the underlying drivers of resource ownership conflicts and fostering sustainable development.

Importantly, the role of external actors, including governments, multinational corporations, and international organizations, cannot be overlooked in the context of resource ownership and local conflicts. Transnational investments, development projects, and geopolitical interests often intersect with local dynamics, shaping the patterns of resource exploitation and exacerbating tensions within communities. In some cases, external interventions aimed at extracting resources or promoting specific development agendas can deepen local grievances, foster dependency, and fuel resistance among affected populations. Conversely, constructive engagement by external actors, guided by principles of participatory decision-making, equitable benefit-sharing, and respect for local autonomy, can contribute to the resolution of resource ownership conflicts and the promotion of sustainable peace and development.

In conclusion, the examination of the role of resource ownership in local conflicts underscores the intricate web of factors that drive and perpetuate these conflicts. Understanding the historical, social, economic, and political dimensions of resource ownership is essential for devising effective strategies to address the root causes of local

conflicts and promote inclusive and sustainable resource governance. By promoting equitable access to resources, recognizing the rights of marginalized groups, and fostering transparent and participatory governance mechanisms, it is possible to mitigate the risk of resource-related conflicts and contribute to the peaceful coexistence and prosperity of local communities.

2.3.17.3 Diverse Interests and Perspectives Influencing Land Reform Processes

Assessing diverse interests and perspectives influencing land reform processes requires an understanding of the complex and multifaceted nature of land ownership, access, and distribution. Various stakeholders, including government agencies, indigenous communities, agricultural producers, environmental groups, and urban developers, often have divergent interests and perspectives that shape the direction and outcomes of land reform efforts. The assessment of these diverse interests and perspectives is crucial for designing equitable and sustainable land reform policies and programs.

One of the primary considerations in assessing diverse interests and perspectives influencing land reform processes is recognizing the historical, social, and economic context in which land rights and access have evolved. Different groups and communities may have distinct historical claims to land, and understanding these historical perspectives is essential for reconciling conflicting interests and formulating just and effective reform measures. Additionally, analyzing the social and economic dynamics of land use and ownership within a specific region can provide valuable insights into the power dynamics and inequalities that shape land reform debates¹¹⁵.

In many cases, diverse cultural and indigenous perspectives play a significant role in land reform processes. Indigenous communities often have deep connections to the land and unique worldviews that prioritize environmental stewardship and communal land tenure. Assessing these perspectives involves engaging in meaningful dialogue with indigenous leaders and incorporating their traditional knowledge and practices into the design of land reform initiatives. This not only ensures that indigenous rights are respected but also promotes sustainable land management practices that benefit both the community and the environment.

Moreover, understanding the economic interests and incentives of different stakeholders is crucial in assessing the diverse influences on land reform processes. For instance, agricultural producers may seek land reform policies that facilitate access to larger land holdings for commercial farming, while small-scale farmers and landless rural communities may advocate for redistributive land reforms that prioritize land access for the marginalized. By examining the economic implications and motivations of these diverse interests, policymakers can develop interventions that balance competing demands and promote a more inclusive and equitable distribution of land resources.

In addition to historical, cultural, and economic factors, the environmental impact of land reform processes must also be assessed. Environmental organizations and conservationists often advocate for land use policies that prioritize ecological sustainability and biodiversity conservation. Their perspectives on land reform emphasize the need to protect natural resources, preserve critical habitats, and mitigate the negative environmental externalities associated with land development. Evaluating the environmental implications of differing

land reform proposals is essential for integrating conservation objectives into the reform process and promoting resilient and ecologically sound land management practices¹¹⁶.

Furthermore, gender perspectives play a crucial role in influencing land reform processes. Women, particularly in rural and indigenous communities, often face systemic barriers to land ownership and access, despite being active contributors to agricultural production and natural resource management. Assessing gender dynamics in land reform requires recognizing and addressing the inequalities that limit women's land rights and decision-making powers. Integrating gender perspectives into land reform efforts can enhance social equity, promote women's empowerment, and contribute to more sustainable and inclusive land governance systems¹¹⁷.

The political context and power dynamics surrounding land reform processes cannot be overlooked in the assessment of diverse interests and perspectives. Political parties, interest groups, and influential individuals often exert significant influence over land policy decisions, and understanding their motivations and alliances is crucial for navigating the complex terrain of land reform. Assessing the political landscape involves analyzing the interests of various stakeholders, understanding the impact of lobbying and political maneuvering, and identifying opportunities for building consensus and coalitions that advance transformative land reform agendas.

In conducting an assessment of diverse interests and perspectives influencing land reform processes, it is essential to employ participatory and inclusive approaches that bring together stakeholders from different sectors and backgrounds. Engaging in transparent and participatory dialogues allows for the identification of shared goals, potential areas of conflict, and opportunities for collaboration and compromise. Moreover, incorporating the

perspectives of marginalized and underrepresented groups, including women, indigenous communities, and small-scale farmers, is critical for ensuring that their voices and concerns are integrated into the decision-making process.

A comprehensive assessment of diverse interests and perspectives influencing land reform processes should also take into account the role of international actors and global trends in shaping land governance and ownership dynamics. International organizations, foreign investors, development agencies, and global market forces often have significant influence on land policies and practices, particularly in the context of land acquisition, large-scale agricultural investment, and natural resource exploitation. Evaluating the impact of international influences on land reform processes helps to highlight potential challenges, conflicts of interest, and opportunities for leveraging global frameworks and standards to promote just and sustainable land governance¹¹⁸.

Assessing diverse interests and perspectives influencing land reform processes requires a multifaceted and inclusive approach that considers historical, cultural, economic, environmental, gender, and political dimensions. By recognizing the complex interplay of these diverse factors, policymakers and practitioners can design more effective and equitable land reform initiatives that address the needs and aspirations of different stakeholders while promoting social justice, environmental sustainability, and inclusive development. Embracing a holistic assessment of diverse interests and perspectives is essential for building consensus, maximizing the positive impact of land reform, and fostering resilient and inclusive land governance systems.

2.3.18 Impact on Sustainable Development and Peace Building Efforts

Resource-based conflicts, such as pastoralist-farmer conflicts, have significant impacts on sustainable development and peace-building efforts. These conflicts can undermine social, economic, and environmental stability, hindering progress towards achieving peace and sustainable development goals¹¹⁹. Here are some key impacts of resource-based conflicts on these efforts:

1. Economic Consequences: Resource-based conflicts can have severe economic consequences for all parties involved. Displaced communities, both pastoralists and farmers, often lose their livelihoods and access to resources, leading to increased poverty and food insecurity. The destruction of infrastructure, such as irrigation systems or livestock markets, further hampers economic development and recovery efforts.

2. Food Security and Nutrition: Resource-based conflicts disrupt food production and distribution systems, resulting in decreased agricultural productivity and diminished access to food. This can have long-term consequences on food security and nutrition, particularly for vulnerable populations who heavily rely on local agricultural products.

3. Displacement and Forced Migration: Resource-based conflicts often lead to the displacement of communities, as people are forced to leave their homes and abandon their livelihoods. Displaced populations face numerous challenges, including limited access to basic services, increased vulnerability to exploitation, and strained resources in host communities. This can strain social cohesion and exacerbate existing tensions, making peace-building efforts more challenging.

4. Environmental Degradation: Resource-based conflicts and resource competition can contribute to environmental degradation. Overgrazing, deforestation, and unsustainable

agricultural practices may arise as communities seek to secure essential resources. This degradation further exacerbates the scarcity of resources, reinforcing the cycle of conflict and hindering efforts towards sustainable development and environmental conservation.

5. Social Cohesion and Intercommunal Relations: Resource-based conflicts often have social and cultural dimensions, as they may involve clashes between different ethnic or cultural groups. These conflicts can deepen existing divisions and animosities, erode trust, and exacerbate social tensions. Restoring social cohesion and rebuilding intercommunal relations becomes a crucial aspect of peace-building efforts.

6. Peace and Security: Resource-based conflicts can have severe implications for peace and security at the local, regional, and even national levels. When conflicts escalate, they can result in violence, displacement, and even the militarization of affected areas. The presence of armed groups further complicates peace-building efforts and perpetuates a cycle of violence and instability.

Addressing the impact of resource-based conflicts on sustainable development and peace-building efforts requires integrated and inclusive approaches, involving all relevant stakeholders¹²⁰. Some key strategies to mitigate these impacts include:

i. Conflict Prevention and Early Warning Systems: Developing and implementing early warning systems to identify and address the underlying causes of resource-based conflicts before they escalate. This involves engaging with communities, monitoring resource use, and identifying potential triggers for conflict.

ii. Sustainable Resource Management: Implementing sustainable resource management practices that prioritize environmental conservation while addressing the needs of both

pastoralists and farmers. This includes promoting sustainable agriculture, land-use planning, and ensuring equitable access to resources.

iii. Conflict Resolution and Mediation: Investing in conflict resolution mechanisms and mediation processes that allow affected communities to dialogue, negotiate, and resolve conflicts peacefully. These processes should be inclusive, ensuring the participation of all stakeholders, including women and marginalized groups.

iv. Peace-building and Reconciliation: Promoting peace-building initiatives that focus on rebuilding trust, fostering dialogue, and strengthening social cohesion among affected communities. This can involve programs that address grievances, promote intercommunal understanding, and provide platforms for reconciliation.

v. Strengthening Governance and Institutions: Enhancing governance structures, institutions, and legal frameworks related to land tenure, resource management, and dispute resolution. This includes addressing corruption, ensuring equitable land distribution, and promoting the rule of law and accountability.

vi. Economic Development and Livelihood Support: Supporting the economic recovery and livelihoods of affected communities through investments in agriculture, infrastructure, vocational training, and access to credit and markets. These measures should be inclusive, focusing on the needs and opportunities of both pastoralists and farmers.

By addressing the impacts of resource-based conflicts on sustainable development and peace-building efforts, countries can work towards long-term stability, resilience, and inclusive development that benefits all communities¹²¹.

2.3.19 Impact of Land Reforms on Resource-Based Conflicts

Land reforms can have a significant impact on resource-based conflicts, as they directly affect the distribution, ownership, and utilization of land and natural resources. These conflicts often arise from competition over access to land, water, minerals, and other valuable resources, and are influenced by historical, political, social, and economic factors¹²². Here are some ways in which land reforms can impact resource-based conflicts:

1. Redistribution of Land: Land reforms that aim to redistribute land from large landholders to landless peasants or small-scale farmers can either mitigate or exacerbate resource-based conflicts. On one hand, redistributive land reforms can address historical injustices and reduce social and economic inequalities, which can help prevent conflicts stemming from landlessness and marginalization. On the other hand, if not implemented transparently and fairly, land redistribution can lead to new conflicts and tensions between different social groups, especially if there is insufficient clarity about property rights and legal frameworks.

2. Recognition of Indigenous and Customary Land Rights: Many resource-based conflicts stem from the lack of recognition and protection of indigenous and customary land rights. Land reforms that formalize the rights of indigenous communities and traditional land users can help reduce conflicts by providing legal security and autonomy over their ancestral lands. This can also promote sustainable resource management and prevent the exploitation of indigenous territories by external actors, including governments and corporations.

3. Access to Water and Natural Resources: Land reforms can impact access to water and natural resources, which are often at the center of resource-based conflicts. Changes in land tenure systems, such as the privatization of water sources or the allocation of mineral rights, can affect local communities' access to essential resources. Transparent and inclusive land

reform processes that consider the needs and rights of local communities can help prevent conflicts related to resource scarcity and environmental degradation.

4. Resettlement and Displacement: Land reforms, particularly those involving large-scale infrastructure projects or commercial land acquisitions, can result in the resettlement and displacement of rural communities. Forced displacement often leads to conflicts over land, as affected communities lose their livelihoods and cultural heritage. Proper mechanisms for land compensation, resettlement, and community engagement are essential to prevent conflicts and ensure that the rights of displaced people are protected.

5. Conflict Resolution and Peacebuilding: In post-conflict or fragile settings, land reforms can contribute to peacebuilding and conflict resolution efforts by addressing the root causes of resource-based conflicts. Legal recognition of land rights, inclusive land governance structures, and mechanisms for resolving land disputes can help rebuild trust among conflicting groups and contribute to long-term reconciliation and stability.

6. Environmental Conservation and Sustainable Land Use: Land reforms that promote sustainable land use and environmental conservation can help mitigate resource-based conflicts driven by competition over natural resources. By implementing policies that protect fragile ecosystems, regulate land use practices, and promote sustainable agriculture and forestry, land reforms can contribute to reducing environmental degradation and preventing conflicts linked to environmental resources.

7. Governance and Rule of Law: Effective land governance and the establishment of clear legal frameworks are crucial for addressing resource-based conflicts. Transparent land administration systems, secure property rights, and accessible justice mechanisms are

essential components of land reforms that can reduce disputes over land and natural resources. Strengthening the rule of law and combating corruption in land management can help prevent conflicts arising from land grabbing, illegal resource extraction, and unfair land deals.

The impact of land reforms on resource-based conflicts is complex and context-specific. While well-designed land reforms can contribute to conflict prevention and sustainable resource management, poorly implemented reforms can exacerbate existing tensions and create new conflicts. Therefore, inclusive and participatory approaches to land reform, which prioritize the rights and needs of local communities, are essential for addressing resource-based conflicts and promoting social justice, economic development, and environmental sustainability.

2.3.20 Effects of Land Reforms on Displacement and Livelihoods

Land reforms can have a significant impact on resource-based conflicts, displacement, and livelihoods, as they often involve changes in land ownership, use, and distribution. Land is not only a source of livelihood and identity but also a root cause of many conflicts around the world, particularly in developing countries.

One of the key impacts of land reforms on resource-based conflicts is the potential to address long-standing grievances related to access to land and natural resources. In many parts of the world, land is unevenly distributed, with powerful elites or commercial interests holding large swathes of land while smallholders have limited access. Land reforms that aim to redistribute land more equitably can help address these inequities and reduce the potential for conflicts arising from competition over scarce resources¹²³.

However, the implementation of land reforms can also lead to conflicts, particularly when the process is perceived as unfair or favoring certain groups over others. Displacement is often a consequence of land reform processes, as people may be forced to leave their homes and land as a result of changes in ownership or land use. This displacement can result in the loss of livelihoods and social disruption, further exacerbating conflicts over land and resources.

The impact of land reforms on livelihoods is complex and multifaceted. On the one hand, land reforms that result in more equitable access to land and resources can improve the livelihoods of marginalized communities, particularly smallholder farmers and indigenous groups. By gaining secure access to land, these communities can generate income, improve food security, and strengthen their overall well-being.

On the other hand, land reforms can also negatively impact livelihoods, particularly when they result in displacement and loss of access to land and natural resources. Displaced communities may struggle to find alternative sources of livelihood, leading to increased poverty and food insecurity. Moreover, the disruption caused by land reforms can weaken social networks and traditional livelihood practices, further undermining the well-being of affected communities.

An important consideration in the impact of land reforms on resource-based conflicts, displacement, and livelihoods is the role of governance and institutions. Effective implementation of land reforms requires transparent and inclusive governance processes, as well as mechanisms to address grievances and ensure the protection of the rights of all stakeholders, particularly vulnerable and marginalized groups¹²⁴.

Furthermore, land reforms should be accompanied by measures to support affected communities in transitioning to new livelihood opportunities. This may include providing access to credit, training, and technical assistance to help communities adapt to changes in land use and ownership. Strengthening institutions for land governance and land rights protection is also crucial to mitigating the negative impacts of land reforms on resource-based conflicts, displacement, and livelihoods.

Land reforms have the potential to address underlying causes of resource-based conflicts, displacement, and livelihood challenges by promoting more equitable access to land and natural resources. However, the process of implementing land reforms can also lead to new conflicts and exacerbate existing ones, particularly when it results in displacement and loss of livelihoods. Effective and inclusive governance, coupled with measures to support affected communities, is crucial for mitigating these negative impacts and ensuring that land reforms contribute to sustainable development and peace¹²⁵.

2.3.21 Urbanization, Land Development and Land Resource Management – The Nexus

The nexus of urbanization, land development, and land resources management is a complex and critical aspect of sustainable development. As the world population continues to grow and more people move to urban areas, the demand for land for housing, infrastructure, and economic activities increases. This presents numerous challenges related to land use, environmental impact, and resource management¹²⁶.

Urbanization drives the need for land development to accommodate the growing population and to provide space for housing, commercial activities, and public infrastructure. As a result, there is often pressure to convert agricultural land, forests, and natural habitats into urban areas, leading to environmental degradation and loss of biodiversity. Therefore, effective

land development strategies must consider the preservation of green spaces, ecosystem services, and the sustainable use of natural resources.

Land resources management plays a crucial role in mediating the competing demands for land in urban areas. This involves planning, regulating, and monitoring land use to ensure that it is efficient, equitable, and sustainable. It also encompasses policies and practices for soil conservation, water management, and sustainable agriculture, which are essential for maintaining the productivity and resilience of the land.

One of the key challenges in the nexus of urbanization, land development, and land resources management is balancing the need for urban expansion with the conservation of land and natural resources. This requires integrated planning and governance mechanisms that take into account environmental, social, and economic considerations. Sustainable land development practices, such as compact urban design, mixed land use, and brownfield redevelopment, can help reduce the environmental footprint of urbanization and preserve valuable land resources¹²⁷.

Furthermore, effective land resources management involves addressing issues of land tenure, land rights, and land governance. In many urban areas, informal settlements and land tenure insecurity are common, leading to land disputes, social inequality, and inefficient land use. Secure land tenure and equitable access to land are important for promoting sustainable urban development and reducing social disparities.

Another important aspect of the nexus of urbanization, land development, and land resources management is the integration of land-use planning with transportation, infrastructure, and environmental management. Well-designed urban development should prioritize public

transit, pedestrian-friendly design, and efficient land use to reduce the need for private car travel and minimize the environmental impact of urbanization. Moreover, green infrastructure, such as parks, green roofs, and urban forests, can help mitigate the effects of urbanization on the natural environment and provide multiple benefits for urban residents.

In addition, the sustainable management of land resources in urban areas requires effective land-use regulations, zoning policies, and environmental standards. This includes measures to prevent urban sprawl, protect sensitive natural areas, and promote energy-efficient and environmentally friendly building practices. Local governments, urban planners, and land-use professionals play a key role in implementing and enforcing these regulations to ensure that urban development is aligned with sustainable land management objectives.

The sustainable management of land resources in the context of urbanization also involves promoting community engagement, public participation, and stakeholder collaboration. Inclusive and participatory planning processes can help ensure that the needs and voices of local communities are taken into account in decision-making related to land development and urbanization. This can lead to more socially equitable and environmentally sustainable urban landscapes that reflect the diverse interests and values of residents.

Furthermore, the nexus of urbanization, land development, and land resources management requires innovative approaches and technologies to address emerging challenges. This includes the use of geospatial information systems, remote sensing, and data analytics to monitor land use changes, assess environmental impact, and support evidence-based decision-making. Additionally, the adoption of sustainable land development practices, such as green building design, low-impact development techniques, and urban agriculture, can contribute to more resilient and resource-efficient urban landscapes.

The nexus of urbanization, land development, and land resources management is a multifaceted and dynamic issue that requires integrated and holistic approaches. Sustainable land development and urbanization strategies should aim to balance the competing demands for land, promote environmental stewardship, and enhance the quality of urban life. By integrating land-use planning, resource management, and community engagement, cities can strive towards creating more sustainable, livable, and resilient urban environments for current and future generations¹²⁸.

2.3.22 The Thrust Towards National Land Reform In Nigeria.

Nigeria's population is made up of 374 ethnic groups. In traditional societies land was not held as an asset by individuals; it was vested in the group which could be the extended family, the village or the community. The land policy development process is linked to urban development issues¹²⁹.

State monopoly was the prevailing land policy option. Just after independence in 1962, the Government of Northern Nigeria enacted a land tenure law according to which all lands were under the control of the Governor who held and administered them for the use and common benefit of the region's autochthonous. Despite this law, the Government and individuals faced mounting difficulties in acquiring land (mainly in urban centers) for development purposes.

The growing demand for land was due to the urbanisation process and the oil boom. This situation aggravated active land speculation. Such problems were addressed by the Land Reform Commission and the Constitution Drafting Committee in 1977. Both recommended the nationalization of all under-developed lands. The Federal Military Government led by

General Olusegun Obasanjo adopted the Land Use Act in 1978. The Government decided to go even beyond the proposal put forward by the Land Reform Commission by nationalizing all lands¹³⁰.

The Land Use Act vests all land in the territory of each state (except land vested in Federal Government or its agencies) exclusively in the Governor of the State. The Governor holds such land in trust for the population and administers it on behalf and for all Nigerians. The Governor is responsible for the control and management of land in urban areas; similar powers with respect to non-urban areas are conferred on Local Governments. Each Governor is assisted by a Land Use and Allocation Committee for the management of urban lands, while each local government is assisted by a land advisory Committee for the management of rural lands.

The Governor has the power to grant land to any person with occupancy statutory rights for all purposes; it is lawful for local governments to grant any person with customary rights of occupancy for agricultural, residential and other purposes as spelt out in the Land Use Act 1978, Section 1-5.

The Land Use Act is considered controversial. Some see the law as pursuing a socialist egalitarian objective to ensure equitable distribution of land resources. Others object viewing the Land Use Act as inconsistent with the principles of fairness and justice because it has made it possible for land once belonging to local communities, to be taken away while corruption has risen.

Furthermore, the law does not provide secure tenure to those holding an occupancy certificate, as the Governor has the power to revoke such certificates overriding public

interest (e.g. way-leaves, prospecting for oil, mining activities or oil pipelines). In rural areas it seems that the Land Use Act has failed to achieve its egalitarian objectives and traditional authorities still exert influence over land management. In urban areas, it has failed to halt speculation and has increased corruption. Pressure is currently made to get the Land Use Act reviewed or even repealed¹³¹.

2.3.23 Land Reform In Lagos State

The Lagos State Ministry of Economic Planning and Budget (MEPB) was created in June 1999 out of the erstwhile Plans, Programmes and Budget Bureau (PPBB) by the administration of Asiwaju Bola Ahmed Tinubu, Governor of Lagos State.

The upgrading of the defunct PPBB to a ministerial status was informed by the policy thrust of the Tinubu Administration as enunciated in its blueprint in which planning and popular participation were placed at the center stage of governance and development.

Prior to this time, economic planning or development had been an appendage to other ministerial folio such as Finance and Establishment. Thus, the appearance of the MEPB was a deliberate attempt by the State Government to ensure that governance is rooted in planning.

In this regard, the assignment of ministerial responsibility of the Ministry of Economic Planning and Budget (MEPB) are, as spelt out in the State Government Gazette, No18. Vol.32 of 1st, July, 1999.

The Ministry of Economic Planning and Budget could be said to have its root in the first Economic Development Plan of Lagos State. Following the creation of the State in 1967, the

founders deemed it fit to first of all come up with a 5 year development plan, called the 1970 - 75 Development Plan with a planned expenditure of Fifty Four Million, two hundred and Fifty Thousand Naira only (54.25m).

Officially, the State Government established the Plans, Programmes, and Budget Department (PPBD) in the Ministry of Finance in 1976, following the Jerome Udoji Commission Report (Nigerian Public Service Reforms, 1974) which among other things recommended that States should do away with the then incremental budgeting and commenced the program-based budgeting approach in financial management.

The Reform followed closely the Nigerian Enterprises Promotion Decree of 1972 otherwise called the Indigenization Decree.

Timeline

- 1967 – Lagos state was created and her first Economic Development Plan, The 1970 “ 75 Development Plan, with a planned expenditure of Fifty Four Million, two hundred and Fifty Thousand Naira only (54.25m) was set up.
- 1972 – The Nigerian Enterprises Promotion Decree otherwise called the Indigenization Decree was passed.
- 1974 – The Jerome Udoji Commissions Report (Nigerian Public Service Reforms, 1974) which among other things recommended that States should do away with the then incremental budgeting and commenced the program-based budgeting approach in financial management.

- 1976 – The State Government officially established the Plans, Programme, and Budget Department (PPBD) in the Ministry of Finance
- Mar 28, 1980 – Alh. Lateef Kayode Jakande moved the Plans, Programme and Budget Department (PPBD) to the Governor's office and appointed a Permanent Secretary, Dr. R.A. Soule, as its head.
- June 1999 – The Lagos State Ministry of Economic Planning and Budget (MEPB) was created.
- 1st July 1999 – The assignment of ministerial responsibility of the Ministry of Economic Planning and Budget (MEPB) was spelt out in the State Government Gazette, No18. Vol.32

Jakande moved the Plans, Programmes and Budget Department (PPBD) to the Governor's office on March 28, 1980 and appointed a Permanent Secretary, Dr. R.A. Soule, as its head.

It was to the credit of the Jakande Administration that the department was transformed to a full-fledged Ministry of Economic Planning and Land Matters with Alhaji Ganiu Olatunde Osuneye as its Honourable Commissioner. The Ministry was saddled, among others, with responsibility for the economic planning of the state, gathering and utilization of economic intelligence, collection and dissemination of statistical data and maintenance of relations with National Population Council. Other assignments of the Ministry include Preparation, Monitoring and Revision of Development Plan, external technical assistance, periodic reports on plan implementation as well co-ordination of economic matters and manpower development.

In executing its mandate, it had among others, the divisions of Development Planning, Statistics, as well as Economic and Social Services which were placed under the directorate of economic planning for the purpose of effective monitoring and execution of various economic projects of the Government.

However, it was rechristened as Plans, Programmes, and Budget Bureau (PPBB) at the commencement of the Third Republic under Sir Michael Agbolade Otedola and the situation remained until the Asiwaju Bola Ahmed Tinubu administration created the Ministry of Economic Planning and Budget and assigned responsibilities as enunciated in the State Government Gazette, No 18. Vol.32 of 1st July, 1999. This exercise was informed by that Administrations policy thrust which placed planning and popular participation at the center stage of governance and development.

It envisions to be the primary agency of government that facilitates efficient and effective mobilization, planning, allocation and utilization of resources for socio-economic transformation of Lagos State, and has set the mission of Ensuring continuous and dynamic socio-economic policies through prudent and equitable resource management in Lagos state for itself.

Since it came on board, the Ministry has taken steps to timeously and efficiently prepare the state's budget ensure and In line with modern trends in global budget implementation and monitoring and its drive at steering the State's economy towards the attainment of the State's Overall Policy Thrust of Poverty Alleviation and Sustainable Economic Growth undertake regular quarterly review of its performance.

Currently, it has adopted internationally accepted budgeting tools of MTBF, MTEF, and the MTSS in preparing the states budgets.

The Ministry currently has seven (7) Departments and three (3) Units to attain its assigned responsibilities viz: Economic Planning, Budget, Accounts and Administration & Human Resources, Bureau of Statistics, Monitoring and Evaluation and the Development Partnership Departments. The Units include Public Affairs, Audit, the ICT/Resource Centre and Procurement.

Highlights of Reforms by Successive Administrations in Lands Bureau to Date

1. Deployment of professional personnel to achieve optimum performance.
2. Minimizing abuses especially those relating to corrupt practices and red tape.
3. Reforming mode of payment for service delivery in Lands Bureau through direct payment to designated Banks
4. Placement of templates for the conduct of business in the Bureau
5. Introduction of the Electronic Document Management System (EDMS)
6. The 30 Days Governor's Consent
7. Digital Mapping of Lagos State to complement the effect of EDMS
8. Reduction of payments on Consent fees, Capital Gains Tax, Stamp Duty and Registration fees
9. Establishment of the Directorate of Land Regularisation to eliminate the hitherto defective Ratification procedure

10. Introduction of new Land Administration policies to aid Industrial, Commercial and Housing requirements, particularly as it affects Private Developers' Schemes
11. Introduction of new Urban Renewal Policies that would create New Towns out of old communities
12. Introduction of a proactive policy on property perfection and registration to develop a reliable data base
13. A review of the change of policy use to prevent abuse of the massive town planning and urban protection Laws that have adversely affected Ikoyi, Victoria Island, etc., thereby turning them into Urban Slum.
14. Massive reclamation and expansion program to increase the Land mass available to the State for its use.
15. Mortgage Registry
16. Acquisition and Excision Registry
17. An automated validation of receipts of payments
18. Harmonized its Demand Notice/Assessment Letter to encompass all fees payable for Governor's Consent in order to improve on the Ease of Doing Business. The Demand Notice now outlines the harmonized fees to include Consent Fee, Capital Gain Tax, Stamp Duty, Registration Fee, and Neighbourhood Improvement Charge, Charting Fee as well as Endorsement and Form 1c charges. The new payment schedule affords applicants the opportunity to pay all fees related to the issuance of Governor's Consent in a single transaction.

2.3.24 Land Reform in Ogun State

The Ogun State Land Administration & Revenue Management System (OLARMS) was launched in 2021 to be an effective land administration platform that will improve and simplify land administrative processes in Ogun State. Diligent management of the state's land is an essential part of the development and planning, to steward the present and future wealth, wellbeing, and prosperity of the people of Ogun State.

By making the process of registering property, obtaining government permits, and establishing a single registry for transactions, OLARMS will improve the ease of dealing with the Ogun State concerning property and land. OLARMS makes publicly accessible information on ownership of lands and properties centralized and easy to use.

Lands

Meticulous management of land resources is essential to build people's future. With the investment in OLARMS, it is easier to locate, plan, assess and obtain permits for land use in Ogun State. The current and planned investments in infrastructure and transport make this state an ideal location for businesses. With rail and road transport between many of the country's biggest commercial and business hubs, Ogun State is well-located for organizations to capitalize on its proximity and maximize its lower costs of doing business.

Property Registration Programme (PRP)

Ogun State requires ALL structures to be documented, licensed, and registered to safeguard the community through inspections, allocate adequate resources, as well as enforce fees, taxes, and fines. The Property Registration Programme (PRP) will regularise illegal structures, ensuring the state has an accurate assessment of existing structures and boundaries.

This will limit further encroachment as the state uses the information to create a roadmap, allowing the government to properly plan development and conservation, as well as generate revenue for current and future development of the state. The state will register, inspect, assess fees, and issue a Certificate of Occupancy (C of O) for all structures within its boundaries.

2.4 Conceptual Framework

This conceptual model was premised on the land nationalization, land reforms, resource-based conflicts in Lagos and Ogun States, in Nigeria. The land nationalization efforts of the government of the Federal Republic of Nigeria is geared towards the control of mineral resources and unification of the land tenure system through the promulgation of Land Use act of 1978. This Act, as part of its provisions, makes the governor of any states of the federation to hold the land in the state, in trust for the benefits of all citizens.

Land reforms on the other hands are put into place to ensure the smooth implementation of the land nationalization programme, through effective land governance that takes account of the research objective variables such as; equity, improved governance, infrastructure and urban developments, agricultural development an environmental conservation. This leads to the conflicts arising from resource-based in different locations in the country.

The resource-based conflicts as an objective in this study has variables ranging from resource scarcity, accessibility, resource governance, environmental degradation, economic factor, ethnicity and transnational concerns. All these have implications on the land nationalization in the country and as well as the study areas – Lagos and Ogun states.

These implications are identified as an objective and broken down into variables such as; historical conflicts, land tenure security, agricultural production, poverty reduction and social stability. The concept return to land nationalization as enshrined in the topic of this research work.

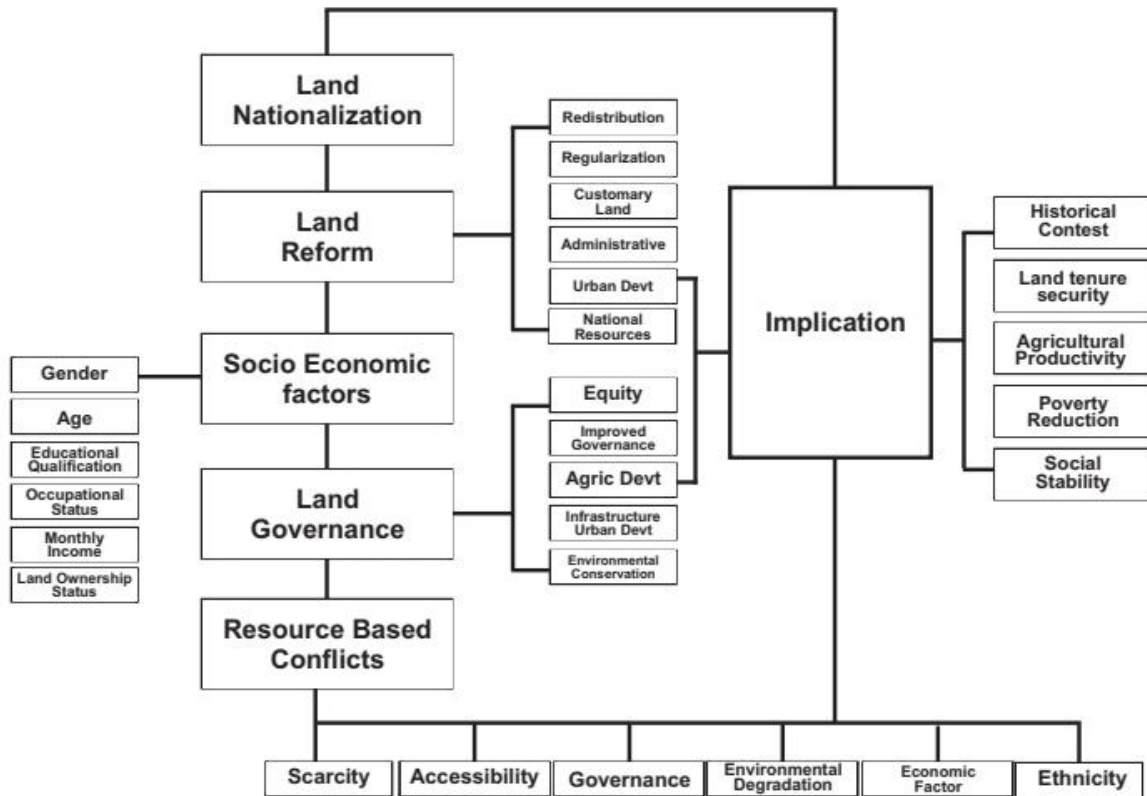


Figure 2.7: Conceptual Framework, Land Nationalization, Reforms and Resource-Based Conflicts

Source: Author's Fieldwork 2024

2.5 Summary of Gap in Literature Reviewed

The literature on the topic of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun States, Nigeria, exhibits several gaps that need to be addressed. Firstly,

there is a lack of comprehensive studies that focus specifically on this geographical area. Most existing research tends to analyze broader issues related to land reforms and resource conflicts in Nigeria, without delving into the specific dynamics of Lagos and Ogun States¹¹⁴.

Secondly, there is a limited understanding of the historical context and socio-political factors that have shaped land tenure systems and resource-based conflicts in these states¹³². It is crucial to examine how historical injustices, colonial legacies, and evolving land tenure policies have contributed to the current land disputes and resource conflicts.

Furthermore, the existing literature falls short in examining the role of local governance structures, traditional authorities, and customary land tenure systems in shaping land nationalization and resource conflicts. Exploring the perceptions, practices, and challenges faced by these local institutions would provide valuable insights into the dynamics of land governance and conflict resolution.

Another significant gap in the literature is the lack of attention given to the impacts of land nationalization and reform policies on marginalized communities and vulnerable groups, such as indigenous populations, small-scale farmers, and rural dwellers. Understanding the differential effects and implications of these policies on various stakeholders is crucial for developing more inclusive and equitable land governance frameworks.

The literature on land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun States, Nigeria, is characterized by these critical gaps. Addressing these gaps through further research would contribute to a deeper understanding of the unique dynamics and challenges of land governance in this specific geographical context, ultimately

supporting the development of more informed and effective land policies and conflict resolution mechanisms.

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Chapter Three

Methodology

This research investigates the complex dynamics of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun States, Nigeria. These two states present a compelling contrast in terms of land use, governance, and socio-economic development, offering a unique opportunity to explore how national land policies impact both urban and rural communities. While Lagos has experienced rapid urbanization and industrialization, Ogun remains largely agrarian, with significant farming and rural land use patterns. As such, the study seeks to examine how national and state-level land reforms are perceived, implemented, and contested in these distinct regions, and how these reforms influence conflicts over land and natural resources.

Land has long been a source of economic activity, cultural significance, and political power in Nigeria. However, the legal and policy frameworks governing land ownership, use, and tenure have evolved over time, leading to significant changes and challenges for various stakeholders. The Land Use Act of 1978, which nationalized land in Nigeria by vesting all land under the control of state governors, has been a central policy in the country's land

reform efforts. While the law aimed to simplify land administration and increase access, its implementation has also led to disputes and tensions, particularly among traditional landowners, farmers, developers, and government officials.

In Lagos and Ogun States, these tensions are particularly pronounced, with rapid urban growth in Lagos creating high demand for land, and Ogun's more rural communities struggling with issues of land tenure security, resource management, and inter-community conflicts. Resource-based conflicts, often sparked by disputes over land ownership, agricultural land use, and environmental degradation, have become increasingly common in both states. Understanding the root causes of these conflicts and the role of land reforms is crucial for policymakers, local leaders, and communities in addressing these challenges.

To explore these issues comprehensively, the study adopts a qualitative research methodology that emphasizes the collection of detailed, context-specific data through Key Informant Interviews (KIIs) and Focus Group Discussions (FGDs). This methodology is well-suited to capture the diverse perspectives of individuals and groups who are directly involved in land use, land management, and resource-based conflicts in both urban and rural settings.

The research is designed to engage a broad spectrum of stakeholders, including traditional rulers, farmers, estate developers, community leaders, and government officials. These groups represent key players in the land governance system and provide a wealth of knowledge on how land reforms are experienced at the local level. By conducting interviews with six key informants from each of these categories, the study ensures a broad range of perspectives, reflecting both the historical and contemporary dimensions of land disputes and policy impacts.

3.1 Research Design

This study on Land Nationalization, Land Reform, and Resource-Based Conflicts in Lagos and Ogun States, Nigeria employed a descriptive cross-sectional research design. This design is appropriate for examining the relationships between land nationalization policies, land reform initiatives, and the resulting resource-based conflicts in the selected states. The primary aim of this design is to gather comprehensive data from a sample of individuals who are directly affected by or have knowledge of these issues, providing insights into the socio-economic and political dynamics of land use and conflicts.

The research seeks to describe the nature of land nationalization and reform policies in Lagos and Ogun States, examine how land reforms and nationalization have contributed to resource-based conflicts in these regions, identify the socio-political factors that influence land ownership, access, and distribution, and their relationship to local conflicts. The descriptive approach allows for a clear understanding of these phenomena as they exist in the present time, providing a detailed account of land-related conflicts in the context of land reforms.

The study has adopted a mixed-methods approach combining quantitative and qualitative research methods to achieve a comprehensive analysis of the issues. This approach allows for a more holistic understanding of the research problem by collecting both numerical data that were analyzed statistically and textual data that provided deeper insights into the experiences of individuals and communities affected by land disputes.

Surveys and structured questionnaires were used to collect data on the extent of land reform, nationalization, and conflicts from a large sample of respondents. This method enabled the

identification of patterns, trends, and relationships between land policies and resource-based conflicts in the two states. Semi-structured interviews and focus group discussions (FGDs) were used to gather in-depth perspectives from key stakeholders, including professionals in real estate, developers, landowners, community leaders, and government officials. The qualitative data helped to explore the reasons behind land conflicts, the local perceptions of land reforms, and the social dynamics at play.

A cross-sectional design means that data were collected at one point in time from different respondents within the study area. However, the study took over a period of 9 months, including time for literature review, data collection, data analysis, and report writing. The study's timeframe is designed to ensure thorough data collection from both Lagos and Ogun States.

The unit of analysis in this study are the individuals and communities directly involved or affected by land nationalization, land reforms, and resource-based conflicts. The primary units of observation included real estate developers, professionals, and landowners who have been directly impacted by land policies. Government officials at the local and state level responsible for land management and policy implementation. Community leaders and civil society organizations working on land advocacy and conflict resolution. Residents of rural and urban areas where land disputes and resource conflicts are prevalent.

The study focused on several key variables: Land Nationalization, the process through which land is owned and managed by the government, and the impact it has on landowners and farmers. Land Reform, the policies and actions aimed at redistributing land, resolving disputes, or promoting equitable access to land resources. Resource-Based Conflicts, the conflicts arising due to competition over land and natural resources, particularly between

farmers, herders, and other local stakeholders. Socioeconomic Characteristics factors such as gender, age, educational background, and income level that may influence people's experiences and perceptions of land-related issues.



Figure 3.1: The Research Process
Source: Fieldwork 2024

This research design approach in Figure 3.1, allows for a comprehensive understanding of the complex relationship between land nationalization, land reforms and resource-based conflicts in Lagos and Ogun States in Nigeria.

Table 3.1: Research Logic Frame

SN	Research Questions	Objectives	Type of Data	Nature Data	Data Analysis Method
1.	What are the socioeconomic characteristics of the respondents?	To assess the socio-economic characteristics of the residents	Quantitative	Nominal Ordinal	Descriptive statistics such as frequency distribution and cumulative percentages
2.	What are the trends of land reforms in Nigeria?	To review the trends of land reforms in Nigeria.	Quantitative	Nominal Ordinal	Charts, Frequency distribution, Mean, Std deviation and factor analysis.
3.	What are the effects of operationalization and institutionalisation of land reforms in Lagos and Ogun States, Nigeria?	To examine the operationalization and institutionalisation of land reforms in Lagos and Ogun States, Nigeria.	Qualitative Quantitative	Nominal Ordinal	Mean, Std. Deviation, factor analysis, charts, frequency distribution and cumulative percentages.
4.	What are the types and trends of land resource based conflicts in the study area?	To Investigate the types and trends of land resource based conflicts in the study area.	Quantitative	Nominal Ordinal	Frequency, cumulative percentages, charts, Mean and Standard deviation.
5.	What are the primary drivers of land resource-based conflicts?	To reconstruct the drivers of the resource-based conflicts.	Quantitative Qualitative	Nominal Ordinal	Relative Importance Index (RII), Linear Regression,

Source: Fieldwork 2024

3.2 The Study Area

3.2.1 Lagos State

Lagos State, located on the southwestern coast of Nigeria, stands as a leading economic powerhouse and a vibrant metropolis in both the Nigerian and African contexts. As the most populous state in Nigeria, Lagos is a bustling center of commerce, culture, and innovation. This case study explores Lagos's geographical features, its people and culture, population dynamics, commercial characteristics, vegetation, and hydrographic network. Together, these elements help form the intricate tapestry that defines the state's socio-economic and environmental landscape.

Lagos State is situated on the Gulf of Guinea in the Atlantic Ocean, and it covers a total area of approximately 3,577 square kilometers, making it one of the smallest states in Nigeria by land area, but one of the most economically influential¹. The state is bordered by Ogun State to the north and east, the Atlantic Ocean to the south, and the Republic of Benin to the west.

The state's geography is characterized by a mix of coastal plains, lagoons, islands, and creeks.

Lagos comprises several islands, with the main one being Lagos Island, which hosts the central business district. Other islands include Victoria Island, Ikoyi, and the Lekki Peninsula,

which have become prime locations for commercial, residential, and tourism development. The state is marked by its low-lying coastal topography, and it experiences a humid tropical climate, with distinct wet and dry seasons. The wet season lasts from March to October, while the dry season extends from November to February.

The region is also highly vulnerable to environmental issues such as flooding, coastal erosion, and rising sea levels due to its coastal location. The interplay between urban development and these environmental challenges poses significant risks for the future sustainability of the state².

Lagos State is home to an eclectic and diverse mix of ethnic groups, making it one of the most culturally rich states in Nigeria. The dominant ethnic group in Lagos is the Yoruba, one of the largest ethnic groups in Nigeria. However, the population is a mosaic of various ethnicities, including Igbo, Hausa, Efik, and numerous other groups from across Nigeria and West Africa. Additionally, there is a sizable expatriate community, drawn by the state's commercial opportunities and its role as a gateway to Africa³.

Lagosians are known for their resilience, adaptability, and cosmopolitan lifestyle, which has developed due to the city's historical role as a port and commercial hub. The people of Lagos have also been at the forefront of contemporary Nigerian music, film, and fashion industries, with the city being the heart of the Nigerian film industry (Nollywood) and a significant contributor to the global Afrobeats movement.

Cultural practices in Lagos reflect a fusion of traditional Yoruba customs with influences from different parts of Nigeria and beyond. Festivals such as the Lagos Festival, the Eyo Festival (which predates the modern-day Lagos Carnival), and the numerous religious

celebrations add color and vibrancy to the city's cultural landscape. The Eyo Festival, often considered a precursor to the famous Lagos Carnival, is a cultural event that showcases the rich history and heritage of the city, particularly in relation to the Yoruba kingship system.

Cuisine in Lagos is similarly diverse, with dishes like jollof rice, pounded yam with egusi soup, and suya (spicy grilled meat) being staples. The city's culinary scene also includes a growing variety of international cuisines, owing to its multi-ethnic and globalized population.

Lagos State is Nigeria's most populous state, with an estimated population of over 24 million people⁴. This population is growing rapidly, with an annual increase of about 1.5 million people, a reflection of both natural growth and migration from other parts of Nigeria and abroad. Lagos's population density is among the highest in the world, with many people living in informal settlements and slums, especially in the city center and along the coast.

This rapid population growth has placed tremendous pressure on the state's infrastructure, housing, health services, and educational institutions. Urban migration is driven by the quest for better employment opportunities, especially in the thriving commercial and service sectors. However, the high influx of people has also resulted in overcrowded neighborhoods, inadequate sanitation, and the proliferation of slums such as Makoko, one of the largest informal settlements in the city.

The population is relatively young, with a median age of around 20 years, reflecting the youthful nature of the Nigerian population at large. This demographic trend presents both opportunities and challenges. On the one hand, a young population can drive innovation and economic growth, particularly in technology, entertainment, and consumer markets. On the

other hand, it places additional strain on resources such as education, healthcare, and employment.

Lagos serves as the economic engine of Nigeria and the broader West African region. The city is the financial capital of the country, hosting the headquarters of major Nigerian banks, multinational corporations, and the Nigerian Stock Exchange (NSE). The city is also home to Nigeria's busiest ports, including the Apapa and Tin Can Island ports, which handle a significant portion of the country's import and export trade. This strategic position has made Lagos a global business hub, attracting investments from both regional and international businesses⁵.

The state's commercial landscape is dynamic and diverse, ranging from the high-end real estate developments on Victoria Island and Lekki to the thriving informal sector, which supports millions of small traders, artisans, and street vendors. Lagos is also the heart of Nigeria's tech industry, known as "Yabacon Valley" in reference to the Yaba district, which houses numerous tech startups, incubators, and coworking spaces. This burgeoning tech ecosystem has positioned Lagos as a major player in Africa's digital economy, attracting investment from global technology companies such as Google, Facebook, and Microsoft.

Lagos is also a major center for trade in manufacturing, retail, and services. The state's retail industry is booming, with large malls such as the Ikeja City Mall, the Palms, and the Lekki Mall drawing millions of shoppers. The city's transportation and logistics infrastructure is also well-developed, with a network of roads, bridges, and an expanding light rail system that aims to alleviate traffic congestion and improve mobility within the city.

However, the rapid growth of the commercial sector in Lagos has created several challenges, including severe traffic congestion, environmental degradation, and the widening gap between the affluent and the poor. These issues are compounded by the increasing cost of living and rising inequality within the state.

The vegetation in Lagos State is characteristic of a tropical coastal region, with mangroves, coastal forests, and swampy terrains. The state's vegetation consists mainly of lowland rainforests and coastal vegetation, which are interspersed with patches of savannah in certain inland areas. The diverse plant life supports a variety of wildlife, although urbanization has led to the loss of much of the natural habitat in the city. Mangrove forests, which are found along the coastline, play a vital ecological role by protecting the shoreline from erosion, providing a habitat for marine life, and supporting local fishing communities.

Lagos's hydrographic network is dominated by a complex system of lagoons, rivers, and creeks. The most significant of these is the Lagos Lagoon, which runs along the length of the city and is divided into different segments, including the Lagos and the Ologe Lagoons. These lagoons are crucial to the state's economy, particularly for transportation, fishing, and tourism. Additionally, there are several rivers such as the Ogun and the Oshun, which provide important water resources for the state.

Despite the abundance of water resources, the hydrographic network faces numerous challenges, including pollution, reduced water quality, and over-exploitation due to rapid urbanization. Efforts have been made to improve water management and preserve the state's aquatic ecosystems, but urban development and industrial activities continue to pose significant threats.

Lagos State is a dynamic and multifaceted region, marked by rapid population growth, diverse cultures, and a vibrant commercial sector. Its geographical features, from the coastal plains and lagoons to its extensive urban sprawl, shape the life and economy of the state. While Lagos continues to be the economic heart of Nigeria and West Africa, it faces a range of environmental and infrastructural challenges that require innovative solutions. The state's future will depend on how well it can balance economic growth with sustainable urban planning, environmental conservation, and equitable development.

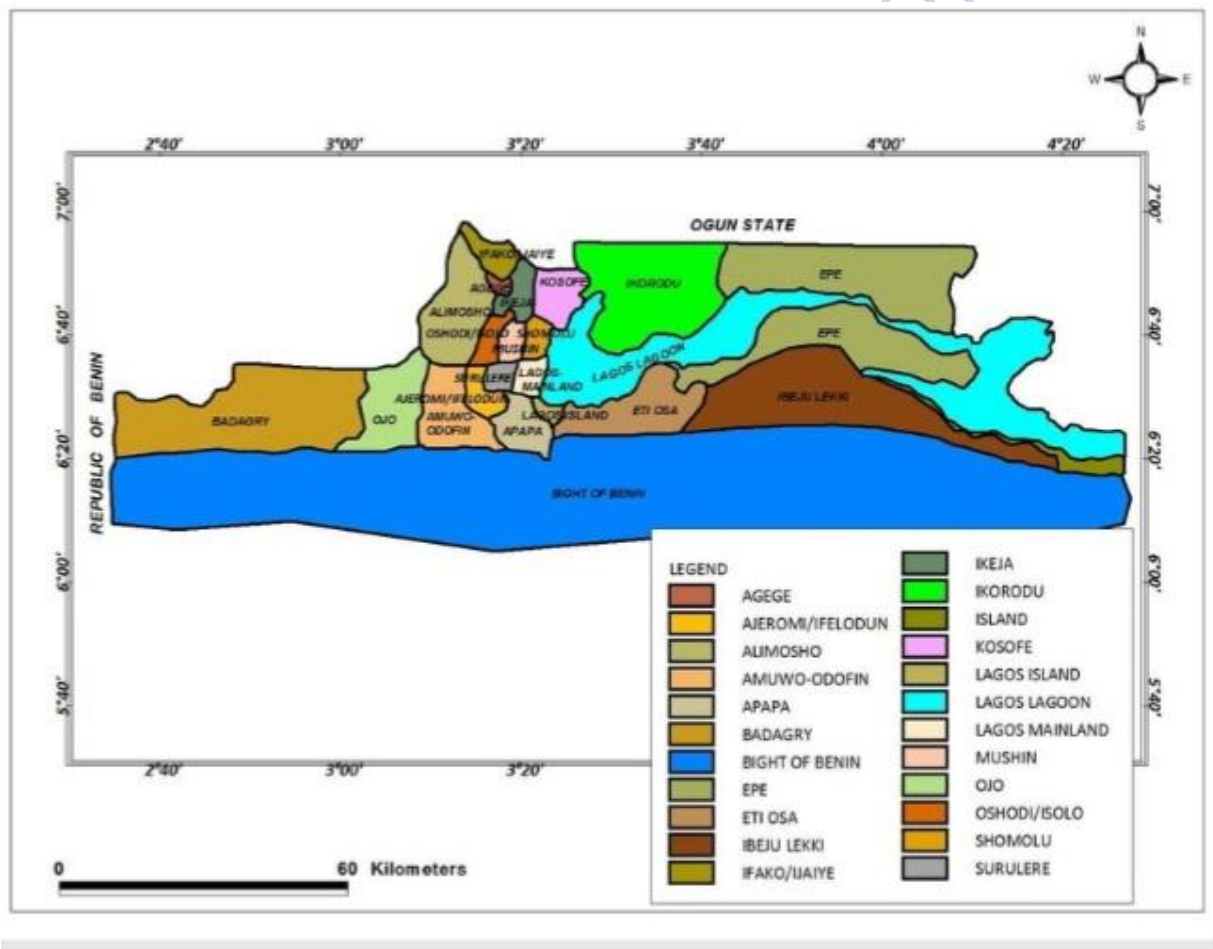


Figure 3.2 Local Government Areas in Lagos State
Source: ⁶.

3.2.2 Ogun State

Ogun State, located in southwestern Nigeria, plays a pivotal role in the country's economic, cultural, and political landscape. With its rich history, diverse population, and strategic location near Lagos, Ogun is an essential part of Nigeria's growth and development. The state is characterized by a unique geographical composition, a thriving agricultural and industrial economy, and a vibrant cultural heritage. This article explores Ogun State's geographical features, demographics, commercial activities, culture, vegetation, and hydrography, with a focus on how these factors contribute to its development and challenges.

Ogun State lies in the southwestern region of Nigeria, bordered by the Republic of Benin to the west, Oyo and Osun States to the north, Ondo State to the east, and Lagos State to the south. It was created on February 3, 1976, from the former Western State. The state covers an area of approximately 16,981 square kilometers, making it one of Nigeria's larger states in terms of land area⁷. Its geographical position, connecting Nigeria's agricultural hinterland to the commercial hub of Lagos, enhances its economic significance.

The state is divided into two primary regions: the southern and northern parts. The southern region, which is closer to the Atlantic coast, is dominated by low-lying areas with fertile alluvial soils that are conducive to agriculture. The northern part of Ogun is more elevated, featuring hills and forests that are part of the Nigerian highland region. This diversity in terrain supports a wide range of agricultural activities, from crops such as cassava and yams in the lowlands to more forest-based products in the highlands⁸.

Ogun State is rich in mineral resources, with notable deposits of limestone, granite, and clay, particularly in the northern areas. These resources support the state's cement and construction industries. Furthermore, Ogun benefits from its proximity to Lagos, which

facilitates trade and economic activities that bolster its position as a key economic zone in southwestern Nigeria.

Ogun State has a diverse population, predominantly made up of the Yoruba people, one of the largest ethnic groups in Nigeria. Yoruba culture and traditions deeply influence the state's identity. The Yoruba language is widely spoken, although English is the official language of the state. Other ethnic groups in Ogun include the Egun, Ijebus, and various smaller communities, contributing to the state's cultural diversity⁹.

The Yoruba culture is known for its rich religious, musical, and artistic traditions. Traditional Yoruba religion, which includes worship of deities (Orishas) and ancestral spirits, remains prominent in Ogun, although Christianity and Islam are also widely practiced. Festivals such as the Egungun (festival of ancestors) and the Osun-Osogbo festival are celebrated throughout the state, drawing both locals and visitors⁹.

Ogun is also recognized for its cultural and artistic heritage. The state is a center for traditional arts, including Aso-Oke (handwoven cloth), wood carving, and pottery. These crafts are significant in Yoruba social life, with Ogun State being a major producer of Aso-Oke cloth, which is used in ceremonial occasions such as weddings and funerals. Furthermore, the state's heritage is showcased through monuments and historical sites like the Olumo Rock in Abeokuta, which has become a popular tourist destination⁸.

Education plays an important role in Ogun's cultural development. The state is home to institutions such as Olabisi Onabanjo University (OOU) in Ago-Iwoye and the Federal University of Agriculture (FUNAAB) in Abeokuta. These universities contribute to Ogun's intellectual capital and provide opportunities for research in agriculture and other fields¹⁰.

As of the 2023 census, Ogun State has an estimated population of approximately 7.9 million people, making it one of the most populous states in southwestern Nigeria¹¹. The state has experienced rapid population growth due to several factors, including its proximity to Lagos, urbanization, and a relatively high fertility rate. Ogun's population has become increasingly youthful, with a significant proportion of the population in the 0-14 age bracket, which brings both opportunities and challenges in terms of education, healthcare, and employment¹².

Ogun is primarily rural, with a large portion of the population engaged in farming and other agrarian activities. However, urbanization is progressing rapidly in key centers like the state capital, Abeokuta, Ijebu Ode, and Sagamu. Many people migrate from Lagos to Ogun in search of more affordable housing and better living conditions, contributing to a growing trend of suburbanization. This migration has led to greater demand for housing, infrastructure, and social services, thus posing challenges to local governance and urban planning¹⁰.

Ogun State's economy is diverse, with significant contributions from agriculture, manufacturing, and commerce. The state is a major producer of staple crops such as cassava, yams, maize, and cocoa. Ogun is often referred to as the "food basket" of southwestern Nigeria, as the fertile soil and favorable climate make it one of Nigeria's top agricultural zones. The state's government has implemented various initiatives to promote agricultural productivity, such as supporting farmers with subsidies and access to improved farming techniques¹².

In addition to agriculture, Ogun State is an industrial hub. The state is home to several large-scale manufacturing industries, particularly in cement, textiles, and processed foods. One of the most prominent industries in Ogun is cement production, with the Dangote Cement plant in Ibese being one of the largest cement factories in Africa. The state is also home to

numerous small and medium-sized enterprises (SMEs) that support the local economy¹⁰. Other industries include breweries, pharmaceutical companies, and food processing plants, which are further bolstered by the state's strategic location along major highways connecting to Lagos and the rest of Nigeria.

Ogun's proximity to Lagos, Nigeria's commercial capital, also contributes to its commercial activities. As Lagos continues to experience rapid urban growth, businesses and industries are increasingly expanding into Ogun, where land is more affordable and infrastructure is improving. This economic integration with Lagos allows Ogun to benefit from trade, investment, and employment opportunities in the region⁸.

Tourism has also emerged as a key economic sector in Ogun State, thanks to its cultural heritage and natural beauty. Notable tourist attractions include the aforementioned Olumo Rock in Abeokuta and the region's coastal areas. The state government has begun to prioritize tourism as a means of diversifying its economy, capitalizing on Ogun's historical landmarks, cultural festivals, and vibrant arts scene¹³.

The vegetation of Ogun State is primarily tropical, with a mix of forest, savannah, and wetland ecosystems. The southern parts of Ogun are dominated by tropical rainforests, while the northern region is home to a more open savannah, characterized by grasslands and scattered trees. This diversity of vegetation types provides rich natural resources, supporting both agricultural activities and wildlife⁸.

Ogun's hydrography is shaped by a number of rivers and water bodies. The Ogun River, after which the state is named, is the most significant waterway in the region. It serves as an important water source for both agriculture and domestic use, as well as for industrial

activities. The Oyan River, another important water body, is used for irrigation and hydroelectric power generation. The Oyan Dam, located in the northern part of the state, plays a vital role in providing electricity and supporting agriculture¹².

Despite the abundance of water resources, Ogun faces environmental challenges such as soil erosion, deforestation, and water pollution due to industrial activities. The state government has undertaken initiatives aimed at environmental conservation, but these issues remain a concern as industrialization continues to expand⁸.

Ogun State is a region of Nigeria that combines a rich cultural heritage, a rapidly growing population, and a diverse economic base. Its strategic geographical location, agricultural potential, and industrial development make it one of the most important states in southwestern Nigeria. However, Ogun faces challenges in managing its growing population, urbanization, environmental sustainability, and infrastructure development. By leveraging its rich cultural resources and natural advantages, Ogun has the potential to continue its trajectory as a significant player in Nigeria's overall growth and development.

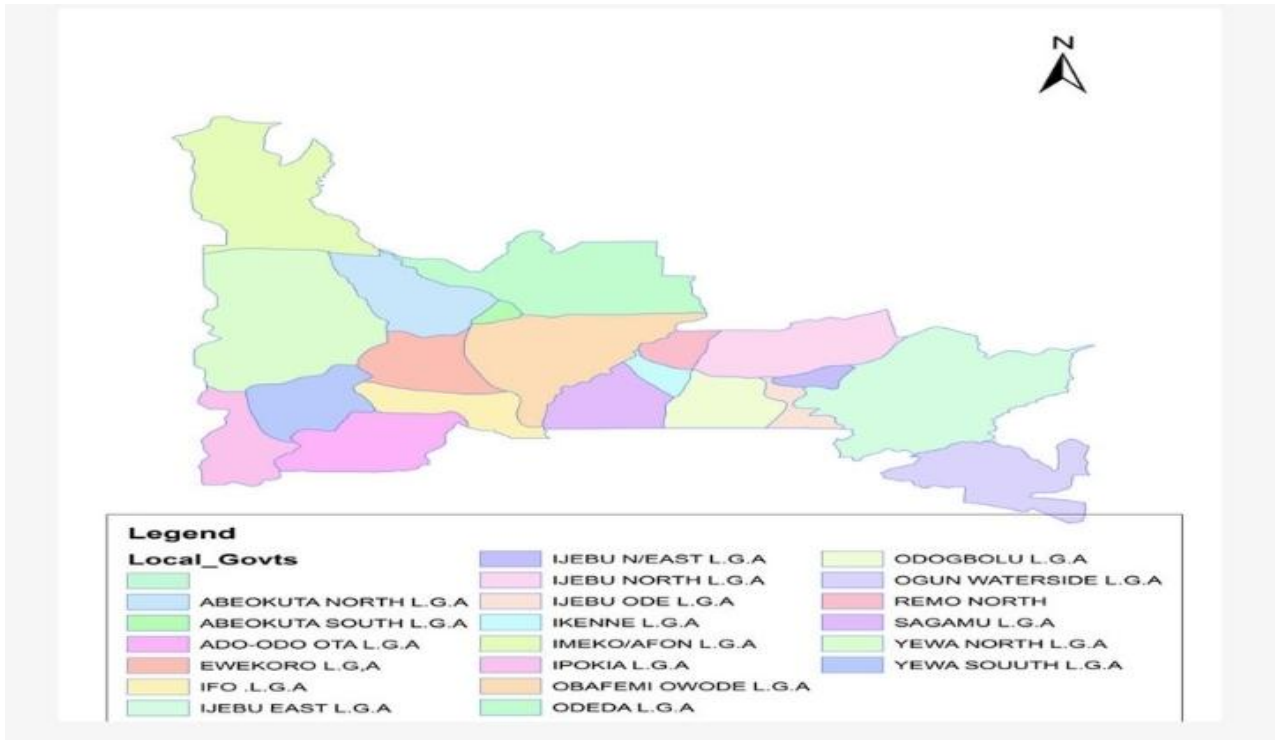


Figure 3.3 Local Government Areas in Ogun State

Source: ¹⁴.

3.2.3 Criteria for the Selection of the Case Studies

The choice of Lagos and Ogun states of Nigeria as case study area in this research was premised on certain factors⁷. The administrative difference and policy changes in the two states sharing of boundary, and interwoven infrastructural developments. Also the interdependence of one on other as extractive companies' production and market locations respectively are part of characteristics considered for the choice of the two states.

Rapid population growth that drives settlers in to the urban centers for greener pasture and improved livelihood were also considered. Lagos as center of excellence on one hand and Ogun, as the gateway state on the other hand have become a conjoined twins in term of developments, industries, housing, infrastructural and policy interrelationships are also major justifications for the selection of the case study areas.

The need for comparison and availability of some variables physically existing in both states is considered as part of the criteria. These variables which are in line with the objectives of this research work are; land reform, land administration, environmental conservation, natural resources, resource-based conflicts and government land nationalization policy.

3.3 Study Population

Majorly, the target population include the government officials at the state level, Ministries of Lands and Justice in each state, governmental agencies, parastatals, local government areas, real estate developers and the professionals in practice, such as lawyers, estate surveyors, land surveyors, town planners, quantity surveyors, architects and civil/building engineers. Others are the traditional land owners, and private individuals.

3.4 Data Sources

Sources of data used in this study has been gotten from both primary and secondary source of data.

3.4.1 Primary Data

Primary data was obtained through administering of questionnaire on selected government officials – directors in the ministries, government agencies and parastatals, local government officials, traditional land owners, professionals and private land owners. Also, interview and focus group discussions were carried out on professionals in built environment, traditional land owners, and residents especially the home owners to examine their perception about the various land reforms, especially, the Land Use Act and other land policies and administration at the different study areas as identified in this study.

3.4.2 Secondary Data

The secondary data are obtained from the published materials such as; recent journals on the topic in order to examine the historical trends of land reforms, natural resource based conflicts, conflict management and get insight on international approaches adopted in managing natural resource based conflicts. Government Reports: Examination of official reports on economic indicators, infrastructure projects, and governance frameworks.

Review of scholarly articles and research papers focusing on the socio-economic aspects of Lagos and Ogun states. Analysis of population statistics, labor force characteristics, and urbanization trends.

3.5 Method of Data Collection

3.5.1 Questionnaire

This is a means of gathering primary source of data through written communicative questions forwarded to respondents who in turn send their responses back to the researcher in line with outlined procedures documented. Thus for the purpose of this study, a close and open ended questionnaire was distributed to officials and land administrators at various ministries within Ogun and Lagos State both in the formal and informal sector of the study area.

3.5.2 Personal Interview

In this study on land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun States, Nigeria, the research approach involves gathering insights through Key Informant Interviews (KIIs) and Focus Group Discussions (FGDs) held in both states with 8

to 12 participants. These methods are chosen for their ability to capture in-depth, context-specific perspectives from influential individuals and key stakeholders involved in land-related issues in the two states.

1. Key Informant Interviews (KIIs)

Key Informant Interviews were conducted with six individuals from each of the following groups: traditional rulers, farmers, estate developers, community leaders, and government officials. This purposive sampling method ensures that the study includes the perspectives of individuals who have specialized knowledge or a vested interest in land issues in Lagos and Ogun States.

Traditional Rulers: As custodians of customary land ownership systems and community leaders, traditional rulers are instrumental in understanding historical and contemporary land ownership, tenure systems, and local conflicts surrounding land use.

Farmers: Often directly impacted by land reforms and nationalization, farmers can provide insights into how land policies affect agricultural productivity, land access, and the occurrence of resource-based conflicts.

Estate Developers: These individuals offer perspectives on land markets, urban development trends, and how policies related to land nationalization and reform influence real estate development and economic growth in the region.

Community Leaders: These stakeholders help bridge the gap between government policies and community realities. They are well-placed to discuss the social implications of land reforms, the challenges of land disputes, and the broader societal impacts.

Government Officials: Policy makers and civil servants responsible for land administration, urban planning, and resource management provide an institutional perspective on the rationale behind land reforms, nationalization efforts, and the regulation of land use.

Each interview lasts between 30 minutes to 1 hour and is semi-structured to allow for flexibility. The questions are designed to capture personal experiences, perceptions, and opinions on land ownership, conflict dynamics, and the role of land reforms in either mitigating or exacerbating resource-based conflicts in the region.

2. Focus Group Discussions (FGDs)

In addition to the individual interviews, Focus Group Discussions (FGDs) were held to promote group interaction and generate rich discussions on land issues. Between 8 to 12 participants from each of the same stakeholder groups (traditional rulers, farmers, estate developers, community leaders, and government officials) are invited to participate in separate FGDs. The FGDs are designed to:

Encourage participants to express their views in a group setting where they can build on each other's responses.

Explore divergent perspectives and consensus on issues related to land nationalization, reforms, and conflict.

Identify community-driven solutions and discuss the possible effects of national policies on local realities.

Each focus group lasts about 1 to 1.5 hours, and the discussions are guided by a facilitator who ensures that all participants have a chance to contribute. The discussions also include specific prompts related to land reforms, nationalization, and the causes of land-related conflicts, aiming to explore both local and regional dynamics.

The data collected through the KIIs and FGDs are transcribed and analyzed thematically. The interviews and discussions are coded based on key themes, such as land ownership systems, impact of nationalization, land access and distribution, resource-based conflicts, and policy effectiveness. Qualitative analysis software may be used to help manage and analyze the large volume of data.

The insights gathered will provide a nuanced understanding of the complexities surrounding land reforms and nationalization in Nigeria, particularly with respect to how these policies interact with local customs, livelihoods, and conflict dynamics. This comprehensive approach ensures that the study captures both expert opinions and grassroots experiences, thus providing a well-rounded perspective on land issues in Lagos and Ogun States.

By using Key Informant Interviews and Focus Group Discussions, this study ensures that multiple perspectives on land reforms and nationalization are captured. The inclusion of both individual expert interviews and group discussions allows for a deeper understanding of how land-related policies affect various stakeholders across different levels of governance and community engagement in Lagos and Ogun States.

3.6 The Sampling Procedure

The target population for this study follows a purposeful sampling technique¹⁵. A 300 selected number of respondents based on some criteria were administered with a structured questionnaire. In the same vein, observatory schedule and personal interview of key practitioners on land issues namely; professionals in built environment, key traditional heads and government officials especially in the ministry of lands, survey and housing from both Lagos and Ogun States were conducted, hence the adoption of purposeful and proportionate sampling techniques. Given the specialized area of interests of targeted respondents, purposeful sampling was adopted on civil servants of directors' cadre, registered real estate developers, core traditional land owners and professionals in built environment.

Proportional sampling techniques was used to administer questionnaire on individuals in a few selected housing locations including, private gated estates, housing settlement clusters with identified community development associations in both Lagos and Ogun States. Having established the quota samples for each sampling techniques in locations in the two states, selective random sampling techniques was done in administering the questionnaire to the public individuals. The survey was targeted and conducted only on privately owned housing settlements.

Table 3.2: Population and Sample Size Schedule

SN	Respondent	Respondent	Sampling	Samples in States		Sample
	Source	Description		Type	Lagos	
1.	Ministries	Directors	Purposive	10	10	20
2.	Parastatals	Principal Staff	Purposive	20	20	40

3.	Agencies	Principal Staff	Purposive	20	20	40
4.	Local Govt	Principal Staff	Purposive	20	20	40
5.	Estate Developers	REDAN Registered	Purposive	20	20	40
6.	Professionals	Estate Practitioners	Purposive	20	20	36
7.	Land Owners	Traditional owners	Purposive	20	20	24
8.	Business	General Public	Proportional	30	30	60
				150	150	300

Source: Author's Fieldwork 2024

3.6.1 Sample Size

The questionnaire totaling 300 were administered electronically at 150 units each on both Lagos and Ogun States through KoboCollect data collection application. KoboCollect is a free, open-source tool for collecting data in the field, primarily used for surveys and research. A survey design questionnaire was created on KoboCollect's web platform, including questions, response options, and logic for skipping or branching. It identified sampling frame - population, geographic area, and created a sampling list or database. KoboCollect's used built-in randomization feature to select participants from the sampling frame. The data/survey was therefore deployed to research assistants/data collectors' mobile devices, who then collected data from selected participants.

The real-time data collected was synced in to the KoboCollect server, allowing researchers to monitor progress. It implemented various sampling methods, such as: Simple Random Sampling (SRS), Stratified Random Sampling, Cluster Sampling, and or Systematic Sampling.

Sampling size calculation is done by KoboCollect's built-in calculator to determine the required sample size based on population size, confidence level, and margin of error. KoboCollect's data validation features ensure high-quality data by detecting errors, inconsistencies, or missing responses during data collection. For data analysis, the application export collected data to statistical software (e.g., R, SPSS, Excel) for analysis.

KoboCollect streamlines the research sampling process, making it more efficient, accurate, and cost-effective. Its offline capability allows data collection in areas with limited internet connectivity, making it an ideal tool for field research.

Given the numbers of the REDAN registered membership list that was obtained from the organization especially official website, it listed 127 and 82 operators based in Lagos and Ogun States respectively. Consideration was not given to those operators that registered with Corporates Affairs Commission only. 20 REDAN members were purposively selected from each state. See Table 3.1 for the sample population.

In all, 300 questionnaire were electronically administered with KoboCollect application and 291 out of this was ascertained returned given a 97% rate of return. The 9 questionnaire ascribed as missing were due to faulty responses. Table 3.3 explains the schedule of questionnaire rate of return.

Table 3.3 Schedule Questionnaire Rate of Return

SN	Respondents	No of Questionnaire	Voided		Total Return	% of Return
			Lagos	Ogun		
1.	Ministries	20	0	0	20	
	Parastatals	40	1	1	38	
	Agencies	40	0	1	39	
	Local Govt Areas	40	1	2	37	
	Estate Developers	40	1	0	39	
	Professionals	36	0	0	36	
	Land Owners	24	0	1	23	
	Private Individual	60	1	0	59	
	Total	300	4	5	291	97%

Source: Author's Fieldwork 2024

3.7 Research Instrument and Data Analysis Tools

As expressed under research data collection method, various means in which data were gathered includes the use of questionnaire, recorder, and camera. Statistical Package for Social Science (SPSS) was used to analyze data gathered through the well-constructed questionnaire, whereby percentage, frequencies, Likert scale and charts were used to analyze the descriptive statistics which gives a valued detail of the relationship between variables. In other words, the descriptive statistics provided the summaries about the sample and the measures which typically represent the quantitative and the qualitative data. The use of Statistical Package for Social Scientist SPSS analysis has helped in the interpretations of the data of the research findings in this study.

3.8 Ethical Considerations

In conducting this case study, ethical considerations was paramount. Informed consent were obtained from all participants involved in the interviews, and their privacy and confidentiality protected. See Appendix I. Transparency and honesty guided the dissemination of findings, in ensuring that the perspectives of the participants are accurately represented without bias.

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Chapter Four

Results and Discussion of Findings

This chapter therefore deals with the analysis of the data gathered from the field, using the research instruments – questionnaire, personal interview guide and observatory schedule. The electronic questionnaire was admitted to respondents based on both purposive and random sampling techniques.

The study area include Lagos and Ogun States, in the Sub-Saharan South-West Nigeria. The two states were chosen for sharing boundary and more other similarities and differences to aid comparison of the research results. Out of the 300 copies of questionnaire administered

on the respondents in the states, 291 were recovered leaving 9 voided or unreturned. The findings from data obtained from the 291 respondents in the study area were subjected to statistical analysis and the results are herein presented as follows:

4.1 Demographic Data Analysis

Key respondents in this study are the civil servants in the two states, traditional land owners, the professionals in built environment and selected extractive industries representatives that were interviewed and their responses subjected to content analysis. The field results have been analysed with the aid of SPSS statistical tools for regression and descriptive analysis. Each of the four objective variables were measured using Likert Scale where applicable and the results are expressed in tables, chi-square and charts.

The demographic analysis of the respondents in this study are as contained in the objective one presented as socio-economic characteristics. See 4.2.1.

4.2 Presentation of Data

4.2.1 Socio-Economic Profiles of the Respondents

Socio-economic characteristics of the residents in the study area were measured using variables; gender, education, income, occupation, age, marital status. Examination of the residents' socioeconomic characteristics was to reveal the inequalities in access to resources, privileges, power, and control. These variables were further analysed individually, the respondents' ages, marital status, educational status, occupational status, nationality, and ethnic group accordingly.

4.2.1.1 Gender of the Respondents

Gender identity of the respondents in Lagos and Ogun States were surveyed to determine the biological congruent of individual's identity as contained in Table 4.1.

Table 4.1: Gender of the Respondents

Gender	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Female	37	24.7%	67	46.7%	107	35.7%
Male	110	75.3%	77	53.3%	193	64.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

As revealed in Table 4.1, Lagos comprised approximately 24.7% females, which was the lowest between the two states of the study area, while Ogun State comprised of 46.7% of females. Lagos has the highest number of the male respondents between the two states with a percentage of about 75.3%, while Ogun State has the percentage of male respondents of about 53.3%. In general, male had the highest number of respondents with the total of 193 having percentage of about 64.3%, while female has a total of 107 with 35.7%. It is deduced that in course of this study, male respondents were the prime target as the head of house that can provide necessary information needed for the study.

4.2.1.2 Age of the Respondents

The analysis of the respondents' age in the study area was carried out. The age group with the highest proportion, 45-60 at 56%, 31-45 were slightly lower than one-quarter 25.3%, and age 61-75 was around 17%. 1.3%, of that age range 18-30 had a lowest proportion around 1% (1.3%). In Lagos, the respondents within age bracket 46-65 was around 60% (60.7%), while respondents within age 45-60 were 51.3%. Respondents within age bracket 31-45 in Lagos have the lowest percentage of 16.0%. Ogun State has the highest percentage of the people within age 31-45 which is slightly above one-third (34.7%). Lagos recorded the highest number of the respondents within age 61-75yrs having a percentage slightly below one quarter 23% (23.3%), while Ogun State have the lowest number of respondents within that age bracket, around 11% (11.3%). People within age 18-30 are the lowest percentage of the respondents recorded in the study area. Ogun State having 1.3% of them, while Lagos having no record of the respondent within that age bracket. However, the oldest respondents (that is respondent within age 46-60yrs and 31-45yrs were found to be much more active in this respect relative to their middle-aged counterparts, and their level of awareness about land nationalization and land reform in both state was high.

Table 4.2: Age of the Respondents

Age	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
18-30years	0	0%	4	2.7%	4	1.3%
31-45years	24	16.0%	52	34.7%	76	26.1%
45-60years	88	60.7%	71	51.3%	159	54.8%
61-75 years	35	23.3%	17	11.3%	52	17.8%

Total	147	100%	144	100%	291	100%
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Source: Author's Fieldwork, 2024

4.2.1.3 Educational Status of the Respondents

The result of the level of education of the respondents measured in the study area was contained in Table 4.3. In general, most respondents, slightly above one-quarter, 25 percent (25.7%), had post graduate degree. Respondents who completed secondary school had the lowest percentage of about 4% (4.0%), while respondents with university/college degree had the highest educational level distribution, having a percentage above two-third 70% (70.3%). In Lagos, respondents with post graduate degrees had a percentage of 21% (21.0%), while Ogun has 27% (27.3%) of such post graduate degrees. 8% of the respondents in Lagos had a secondary school certificates, while no record of respondents with secondary school certificate in Ogun State. But Ogun State has the highest number of the respondents with university/college degree having a percentage slightly below three-quarter 72% (72.7%), while Lagos had a percentage of the respondents slightly above two third who had completed the university/college degree. In conclusion, the study area comprises the number of the respondents who had attained much in education and so therefore can provide insight to the study.

Table 4.3: Educational Qualification of the Respondents

EDUCATION	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Post Graduate	31	21.0%	39	27.1%	70	25.7%
Secondary	12	8.2%	0	0%	12	4.0%
University/College	104	70.8%	105	72.9%	209	70.3%

Total	147	100.0%	144	100.0%	291	100.0%
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Source: Author's Fieldwork, 2024

4.2.1.4 Occupational Status of the Respondents

Occupation is the principal activity in one's life that you do to earn money. There are different categories of occupations such as business owners, Government employee, and professionals, etc. Table 4.4 indicates the respondent's occupation in the study area. According to the results, about 46% of the respondents were government employee, slightly above one quarter of the respondents 27% (27.0%) were business owners and about 26% (26.1%) of the respondents were professionals.

Table 4.4: Occupational Status of the Respondents

Occupation	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Business owners	39	26.5%	38	26.4%	77	26.5%
Government employee	68	46.2%	66	45.9%	134	46.0%
Professionals	40	27.3%	40	27.8%	80	27.5%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The results shows that Lagos had the highest number of the respondents who are government employee with a percentage less than average 46% (46.6%), Ogun state also had the same percentage of respondents who are government employees, slightly above one quarter of the respondents 26% (26.7%) were recorded for both business owners and professionals in both Lagos and Ogun state of the study area. This implies that the study was focus mainly on civil servants who are working under the ministry of lands, housing and survey, ministry of justice and also professionals who are estate surveyors, planners, architects and engineers and

business owners who are housing developers so as to provide required information on land nationalization and land reforms in the study area.

4.2.1.5 Monthly Income of the Respondents

Income level is the amount or level of money earned or accruing over some time (typically a month). Table 4.5 presents the amount earned by the respondents in the study area. As illustrated in Table 4.5, around 4% (4.7%) of the respondents were earning between #31,000 - #60,000 which is the lowest proportion, and 38% (38.0%) which is the highest proportion of the respondents that earned the amount #91,000 -#120,000, about 20% of the respondents earned #61,000 -#90,000 as their monthly income, while 37% (37.3%) of the respondents earned above #121,000.

Table 4.5: Monthly Income of the Respondents

Monthly Income	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
#121,000 & above	78	53.4%	32	22.3%	110	37.8%
#31,000-#60,000	1	0.6%	21	14.6%	22	7.5%
#61,000-#90,000	9	6.0%	41	28.4%	50	17.1%
#91,000 -#120,000	59	40.0%	50	34.7%	109	37.6%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

From the results shown in Table 4.5, above average of the respondents about 53% (53.4%) earned above #121,000 in Lagos, while Ogun had about 21% (22.3%) of the respondents who earned above #121,000, Lagos had the lowest percentage of respondents less than 1% (0.6%) who earned within #31,000 -#60,000, while Ogun had about 28% (28.4%) of the respondents that earned the aforementioned amount in monthly basis, about 6% of the respondents in Lagos earned within # #61,000-#90,000, while Ogun had the highest percentage of the respondents 34% (34.0%) who earned #61,000-#90,000 monthly, while Lagos had the highest percentage of the respondents about 60% (60.0%) that earned #91,000 -#120,000, while Ogun had the lowest percentage about 34% of the respondents that earned that mentioned about on monthly basis. In conclusion, the results revealed that majority of the respondents earned #91,000 -#120,000 and above #121, 000 are government employees and also business owners like housing developers in the study area.

4.2.1.6 Ownership Status of the Respondents

Home ownership basically means owning a house. It refers to the legal right of an individual to the possession of a house. Owning a house comes in several steps such as planning for a house, setting aside the money required for down payment over period of time, looking out for a property, bargaining, applying for a home loan, agreement drafting and property registration, all these constitutes owning a house. According to the table 4.6, the result shows that ,minority of the respondents in Lagos about 34% (34.0%) have legal rights to the possession of their own house , while Ogun had the highest percentage of the respondents about 70% (70.0%) have right to their own house. About 14% of the respondents said they live and stay in the staff quarters provided in their working place in Lagos, while about 11% (11.3%) of the respondents in Ogun live and stay in the staff quarters.

Table 4.6: Ownership Status of the Respondents

Ownership	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Family house	5	3.4%	2	1.3%	7	2.4%
Landlord	50	34.2%	101	70.5%	151	51.9%
Squatters	4	2.7%	1	0.7%	5	1.7%
Staff quarters	21	14.0%	17	11.6%	38	13.1%
Tenants	67	45.7%	23	15.9%	90	30.9%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Below average of the respondents 46% (46.0%) in Lagos lives in rented apartment, while about 16% (16.7%) of the respondents stay in a rented apartment. Less than 3% (2.7%) of the respondents in Lagos lives and stay with someone (squats), while squatters in Ogun state had the lowest percentage less than 1% (0.7%) of the respondent that squats with someone. About 3% (3.3%) of the respondents in Lagos stayed in family house, while 1.3% of the respondents in Ogun stayed in the family house. In general, the respondents having legal rights to their own house came first having a percentage slightly above average 52% (52.0%), people with rented apartments came second having a percentage above one quarter 31% (31.3%), the respondents that stayed in the staff quarters came third having a percentage around 12% (12.7%), followed by the respondents that stayed in the family house with a percentage less than 3% (2.3%), while the people that stayed with or squat with someone had the lowest percentage less than 2% (1.7%). This implies that majority of the respondents in the study area have legal rights to their house and in this case provide necessary information about the land issues and reform pertaining to the study.

4.2.1.7 Need to Own a Piece of Land

The section describes the intention of the respondents to own a piece of land in the study area. The intention means the desire of the respondents to own land in the study area. It was revealed in the table 4.7 below that about 90% (90.0%) of the respondents in Lagos had the intention of owning a piece of land in the study area, while above three quarter of the respondents 80% (80.7%) in Ogun had the same intention of owning price of land in the study area.

Table 4.7: Need to Own a Piece of Land.

Intention	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	15	10.3%	19	13.1%	34	11.7%
Yes	132	89.7%	125	86.9%	257	88.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

About 10% of the respondents in Lagos said they don't have an intention of owing a piece of land in the study area, while the respondents less than 20% (19.3%) said don't have an intention of owning piece of land in the study area. In conclusion, the respondents who had the intention of owning a piece of land in the study area came first having a percentage above three – quarter 85% (85.3%), while the respondents having no intention of owning piece of land in the study area had the lowest percentage less than 20% (19.3%). This implies that majority of respondents have intention of becoming landlord in the study area.

4.2.1.8 Types of Land Use

This section analyses the purpose the respondents used their land. The purpose include agricultural land use, industrial land use, industrial land use, commercial land use, Residential land use, institutional land use and speculation. The Table 4.8 revealed that majority of the respondents about 69% (69.7%) make use of their land for residential purposes, about 13% (13.3%) of the respondents used their land for commercial purpose, 8.3% of the respondents said they make use of their land for industrial use and 5.3% of the respondents used their land for agricultural use, and respondents about 3% (3.0%) make used of their land for speculation, while less than 1% of the respondents (0.3%) used their land for institutional used.

Table 4.8: Types of Land Use

Types of Land Use	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agricultural	2	1.3%	13	9.5%	15	5.2%
Communal	21	14.3%	17	11.3%	38	13.0
Industrial	12	8.2%	12	8.5%	24	8.3%
Institution	0	0.0%	1	0.7%	1	0.3%
Residential	110	74.9%	94	65.2%	204	70.2%
Speculation	2	1.3%	7	4.8%	9	3.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

In Lagos, a slightly below three –quarter of the respondents (74.7%) make used of their land for residential purposes, while about 64% (64.7%) of the respondents used their land for residential used, 14.7% of the respondents in Lagos used their land for communal/commercial activities, while Ogun had the lowest number of respondents who used their land for commercial activities having a percentage about 12.0%, while 8.0% of the

respondents in Lagos used their land for industrial used and about 8% (8.7%) of the respondents in Ogun used their land for industrial used, less than 2% of the respondents about 1.3% in Lagos used their land for agricultural used, while 9.3% of the respondents in Ogun make used of their land for agricultural use. This implies that majority of the respondents in the study area make used of their land for residential purposes.

4.2.2 The Trends of Land Reforms in Nigeria

Land nationalization and reforms is/are the process of transforming privately owned assets into the public assets by bringing them under the public ownership of a national government or state with a continuous reformation of policies on land administration for ease of governance. Lagos and Ogun State as case study of this research have similar but divergent trends in their land administration systems.

In Lagos and Ogun States, various land policies/reforms have been embarked upon by the successive administrations since the creation of Lagos in 1967, and Ogun State in 1979. Table 4.9 contains the summary of various land reforms in Lagos state while Table 4.10 has land reforms in Ogun State. The details of this reforms are contained in Appendix III (Trends of Land Reforms in Lagos State) and Appendix IV (Ogun State land reforms).

Table 4.9 Summary of Land Reforms in Lagos State

SN	Period (Years)	Reforms
1.	1978	Land Use Act
2.	1978	Lagos State Land Use Law

3.	1979	Establishment of the Lagos State Lands Bureau
4.	2000s	Introduction of Computerized Land Registry
5.	2010	Present Development of Special Purpose Zones

Source: Fieldwork 2024

The summary of trends in land reforms in Table 4.9 and 4.10 in Lagos and Ogun States respectively has the period of the reforms, the description/key issues, the reforms and remarks. The details of these tables are as contained in Appendixes III and IV.

Table 4.10 Summary of Land Reform in Ogun State

SN	Period	Key Issues	Reforms	Remarks
1.	1970-1980	Conflicts over land rights between indigenous communities and government authorities	Land Use Act 1978	Led to tensions and conflicts and hindered land development.
2.	1990-2000	Increased land speculation, illegal land transactions, rapid urbanization	Establishment of OPIC, urban planning regulations	Contributed to rapid urbanization and environmental degradation, social unrest and infrastructure challenges.
3.	2010 –till date	Land grabbing, informal settlements, housing shortage, industrialization impacts	Ogun State Land Grabbing Prohibition Law	Ongoing efforts to Address land-related challenges, Promote sustainable development and attract investment.

Source: Fieldwork 2024

Also of importance are the major (Timeline) discussions on land policy and reforms in Nigeria which has been incorporated into this study as contained in Appendix V.

Analysis of the key interview of participants in this research give an insight into the trends of land reformation in Nigeria. Right from the January1, 1914 amalgamation of the northern

and southern protectorates by the British colonialists, land reforms have taken over the traditional land ownership and control system. In the first republic, 1963-1966, land tenure system was inherited as the colonial legacy, with emphasis on customary and state control. Also lands are acquired for consolidated and development of agricultural purposes.

In the third republic 1992-1993, an attempt aimed at decentralization, by reviewing Land Use Act was made, emphasizing community involvement and decentralization. The political instability at the time, hindered meaningful reforms. The fourth republic, 1999-2015 came with efforts to address criticisms, land grabbing, and dispute resolution through Land Use Act review. National Land Policy 2009 was introduced to guide land administration. In the same vein, the establishment of professional bodies for regulation.

Fifth republic 2015 till present, offers ongoing reforms. Efforts to review and amend the Land Use Act to address contemporary challenges. Land regularization focus on informal settlements and urban planning, and lastly, introduction of National Housing Policy 2017 to address housing deficits.

More importantly, cross-republic trends involving gradual shift from customary to statutory land tenure systems, increased state control and regulation of land. Also, addressing land disputes and speculation, growing recognition of community involvement and decentralization, ongoing efforts to reform and improve land administration and management are all part of cross-republic trends. It must be noted that these trends are not exhaustive, and specifics may vary depending on region and context within Nigeria.

By 1979-1983 which marks the second republic, major reform was land nationalization birthed by Land Use Act (1978), nationalized all land, and vested ownership in the state. The period was short-lived due to political instability that hindered meaningful reforms.

4.2.2.2 Concept of Land Reformation

Table 4.11 contains the analysis of the level of awareness of the respondents on trends of land reformation in the study area right from the first to the fifth republic of governance in Nigeria. The awareness is measured by parameters such as; extremely aware, moderately aware, not at all aware, slightly aware, and somewhat aware.

Table 4.11: Trends of Land Reforms

Trends of Land Reformation	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	12	8.0%	3	2.0%	15	5.0%
Moderately aware	36	24.7%	51	33.3%	87	29.0%
Not at all aware	18	12.0%	8	5.3%	26	8.7%
Slightly aware	40	27.3%	29	20.0%	69	23.7%
Somewhat aware	41	28.0%	53	39.3%	94	33.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.11 revealed that about 8.0% and 2.0% of the respondents are extremely aware of the trends in land reformation in Lagos and Ogun States respectively. In the same vein, 24.7% and 33.3% of the respondents are moderately aware of the concept. About 12.0% and 5.3% are not aware of the concept of land reformation in the states. The respondents who were slightly aware of the trend in land reformation in Lagos had a percentage below 30% (27.3%), Ogun had 20% (20.0%) of such respondents. Respondents who were somewhat aware had a

percentage less than 30% (28.0%) in Lagos, while Ogun had a percentage of such, below 40% (39.3%). In conclusion, about 33% (33.7%) of the respondents in the study areas were somewhat aware of the trends in land reformation, respondents below 30% (29.0%) are moderately aware, 23% (23.7%) of the respondents are slightly aware of the concept. Precisely, 8.7% of the respondents in the study area are not at all aware of the concept, while about 5% (5.0%) of the respondents were extremely aware of the concept. This implies that majority of the respondents in the study areas in one way or the other have the awareness of the trends in land reformation in the study areas.

4.2.2.3 Perception about Land Nationalization and Grant of Occupancy

This section analyses the agreement of respondents on how land nationalization confers power of land ownership in the study area. The agreement is measured with variables namely; strongly agree, disagree, agree, and strongly disagree.

Table 4.12: Perception about Land Nationalization and Grant of Occupancy

Land Nationalization confers power of ownership	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	92	62.7%	11	8.0%	103	35.3%
Disagree	0	0.0%	9	6.0%	9	3.0%
Strongly agree	55	37.3%	118	82.0%	173	59.7%
Strongly disagree	0	0.0%	6	4.0%	6	2.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The table 4.12 revealed that slightly below 60% (59.7%) of the respondents in the study areas strongly agree that land nationalization confers power of land ownership to the government, about 35% (35.3%) of the respondents agree, 3.0% of the respondents said land

nationalization does not confers power, while 2.0% strongly disagree that land nationalization confers power of ownership. Respondents about 62% (62.7%) in Lagos, 8.0% in Ogun agreed that land nationalization confers power of land ownership to government. Below 40% of the respondents (37.3%) and about 82% (82.0%) strongly agreed that land nationalization confers power of land ownership, in Lagos and Ogun states, while about 6.0% and 4.0% of the respondents respectively disagree and strongly disagree that land nationalization confers power of land ownership. The result implies that majority of the respondents strongly agreed that land nationalization confers power of land ownership to the government in the study area.

4.2.2.4 Perception about Land Nationalization as a Global Concept

Table 4.13 described the awareness of the respondents if they know that land nationalization is a global concept in practice by many nations in equitable distribution of land and its natural/ mineral resources. The awareness is measured by extremely aware, moderately aware, not at all aware, slightly aware, and somewhat aware.

Table 4.13: Perception about Land Nationalization as a Concept

Concept for equitable	Lagos	Ogun	Total
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distribution of land and its natural resources	Freq	%	Freq	%	Freq	%
Extremely aware	1	0.7%	1	0.7%	2	0.7%
Moderately aware	5	3.3%	49	32.7%	54	18.0%
Not at all aware	50	33.3%	13	8.7%	63	21.0%
Slightly aware	71	49.3%	18	12.0%	89	30.7%
Somewhat aware	20	13.3.0%	63	46.0%	83	29.6%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The results revealed that slightly less than 1% (0.7%) of the respondents in both study areas was extremely aware that land nationalization is a global concept of equitable distribution of land and its natural/minerals resources. Respondents less than 4% in Lagos were moderately aware, while above one – quarter of the respondents (32.7%) were moderately aware, while respondents above one –quarter 33% (33.3%) in Lagos were not at all aware, while about 8% (8.7%) of the respondents in Ogun also were not at all aware. It was recorded that slightly below average 49% (49.3%) of the respondents in Lagos were slightly aware, while 12% (12.0%) of the respondents in Ogun were slightly aware. About 13.3% of the respondents in Lagos were somewhat aware; below average of the respondents about 46% (46.0%) were somewhat aware the land nationalization is a global concept. In general, the result show that slightly above 30% (30.7%) of the respondents were slightly aware, below 30% (29.6%) of the respondents were somewhat aware, 21% (21.0%) of the respondents were not at all aware, respondents less than 20% in the study area were moderately aware, while respondents who were extremely aware that land nationalization is a global concept in equitable distribution of land and its natural/mineral resources having a percentage slightly below 1% (0.7%). The results implies that majority of the respondents in the study areas are aware of land

nationalization as a global concept aimed at equitable distribution of land and its resources to the citizenry.

4.2.2.5 Perception about Benefits of Land Nationalization to the Society

The table 4.14 described believe of the respondents towards the benefits of land nationalization to the society or the study area. Believe is measured by neutral, rarely, strongly and very strongly. The results analyzed that above one –quarter of the respondents 27% (27.3%) in the study area slightly believe that land nationalization is beneficial for the society, below 40% of the respondents about 37% (37.3%) said they strongly believe land nationalization is beneficial, while slightly above one –quarter of the respondents 26% (26.7%) are very strongly believe that land nationalization is beneficial, 8.3% of the respondents are rarely believe that, while 0.3% of the respondents stay neutral. About 46% (46.6%) of the respondents in Lagos had a strongly believe that land nationalization is beneficial, while a percentage of respondents less than 30% (28.0%) in Ogun strongly believe that it is beneficial.

Table 4.14: Perception about Benefits of Land Nationalization to the Society.

Land Nationalization is Beneficial	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Neutral	1	0.7%	0	0.0%	1	0.3%
Rarely	15	10%	10	6.7%	25	8.3%
Slightly	51	34.7%	28	20.0%	79	27.3%
Strongly	68	46.6%	42	28.0%	112	37.3%
Very strongly	12	8.0%	64	45.3%	76	26.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Field work, 2024

About 34% (34.7%) of the respondents in Lagos slightly believe that it is beneficial, while 20% of the respondents slightly believe. 8.0% of the respondents in Lagos had a very strong believe that it is beneficial, while Ogun had the highest percentage of respondents about 45% (45.3%) who had a very strong believe that it is beneficial, the respondents that rarely believe had 10% in Lagos and about 6% (6.7%) in Ogun, while the respondents that stayed neutral had a percentage less than 1% (0.7%) in Lagos and no record of such in Ogun. The implication of the result implies that majority of the respondents in the study area strongly believe that land nationalization is beneficial for society.

4.2.2.6 Perception on Necessity of Land Reforms in Preventing Conflicts

This section analyses the awareness of the respondents on land reforms necessary to prevent conflict in the society or study area. The awareness is measured by some of the parameters which are extremely aware, moderately aware, not at all aware, slightly aware, and somewhat aware. The table 4.15 indicates that slightly below 40% (39.3%) of the respondents slightly aware that land reforms is necessary to prevent conflict in the society, about 29% (29.3%) of the respondents said they are somewhat aware, 20% of the respondents were moderately aware, and about 11% (11.0%) are not at all aware while less than 1% of the respondents were extremely aware that land reforms is a major tool to prevent any conflicts in the society or the study area.

Table 4.15: Perception on Necessity of Land Reforms in Preventing Conflict

Land reforms necessary to prevent conflict in the study area	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	0	0.0%	1	0.7%	1	0.3%
Moderately aware	4	2.7%	54	37.3%	58	20.0%
Not at all aware	27	18.7%	5	3.3%	32	11.0%
Slightly aware	94	63.3%	22	15.3%	116	39.3%
Somewhat aware	22	15.3.0%	62	43.3%	84	29.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The result further revealed that below two –third 63% (63.3%) of the respondents in Lagos slightly aware that land reforms are necessary to prevent any conflict, while about 15% (15.3%) of the respondents in Ogun are slightly aware, the respondents who were somewhat aware had lowest percentage in the study areas having 15% (15.3%), while Ogun had the highest percentage of the respondents who were somewhat aware having a percentage above 40% (43.3%). About 2% of the respondents in Lagos were moderately aware that land reform are necessary to prevent conflict, while a percentage less than 40% (37.3%) of the respondents in Ogun were moderately aware, and less than 1% (0.7%) of the respondents were extremely aware with no record of such in Lagos. This implies that majority of the respondents in one way or the other aware that land reforms are necessary to prevent any conflict.

4.2.2.7 Perception about Land Reforms Initiatives in the Study Area

This part analyses the familiarizations of the respondents on land reforms initiative in the society or study area. The awareness is measured by some of the parameters which are

extremely aware, moderately aware, not at all aware, slightly aware, and somewhat aware. The Table 4.16 indicates that slightly above 40% (41.0%) of the respondents said they were slightly familiar with the land reforms initiative, slightly below 30% (29.0%) were somewhat familiar, about 17% (17.7%) were moderately familiar, while 11% (11.3%) of the respondents were not at all familiar, while about 1% (1.0%) were extremely familiar with the land reforms initiative in the study area.

Table 4.16: Perception about Land Reforms Initiatives in the Study Area

Land reforms initiative in the study area	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	0	0.0%	3	2.0%	3	1.0%
Moderately aware	13	8.7%	40	26.7%	53	17.7%
Not at all aware	11	7.3%	21	15.3%	32	11.3%
Slightly aware	90	60.7%	30	21.3%	120	41.0%
Somewhat aware	33	23.0%	50	34.7%	83	29.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.16 further explained that slightly above 60% (60.7%) of the respondents in Lagos slightly familiar with the land reform initiative, while below one – quarter 21% (21.3%) of the respondents in Ogun were slightly familiar with the initiative, below one quarter of the respondent 23% (23.0%) in Lagos were somewhat familiar with the initiative, while respondents above 30% (34.7%) in Ogun were somewhat familiar with the initiative, about 8% (8.7%) of the respondents in Lagos were moderately familiar with the initiative, while slightly above one –quarter of the respondents 26% (26.7%) were moderately familiar with the initiative, while no record of respondents who were extremely familiar with the initiative in Lagos and about 1.0% of the respondents were extremely familiar with the land reforms

initiative in Ogun. The result implies that majority of the respondents in the study area were familiar with the land reforms initiative.

4.2.2.8 Types of Land Reforms Measures in the Study Area

The section analyses the types of land reforms operating in the study area (Lagos and Ogun state respectively). These includes; customary land holding, land redistribution, land regularization and urban development. Table 4.17 indicates that above three –quarter of the respondents 78% (78.7%) in Lagos said they were operating urban development, while Ogun had a percentage of the respondents above 2% (2.0%) operating urban development, about 10% said they were operating land regularization in Lagos, while about 36% (36.0%) of the respondents said land regularization is the type of land reforms operating in Ogun, around 8% (8.7%) of the respondents in Lagos said land redistribution is the type of land reforms operating, while 30% (30.0%) of the respondents in Ogun said land redistribution is operating, while customary land holding is the least type of land reforms operating in Lagos having a percentage less than 3% of the respondents testified to that, while Ogun had the percentage of respondents said customary land holding is the types of land reform operating in their state.

Table 4.17: Types of Land Reforms Measures in the Study Area

Types of land reforms operating	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Customary land holding	3	2.0%	46	32.0%	49	17.1%
Land redistribution	13	8.7%	43	30.0%	56	19.3%
Land regularization	16	10.7%	52	36.0%	68	23.3%
Urban development	115	78.7%	3	2.0%	118	40.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author’s Fieldwork, 2024

According to the survey, it was revealed that urban development is the types of land reforms operating in the study area having a percentage slightly above 40% (40.3%) of the respondents testified to that, followed by land regularization having a percentage slightly below one –quarter 23% (23.3%), land redistribution came third having a percentage slightly below 20% (19.3%), customary land holding is the least type of land reforms operating in the study area having a percentage below 20% (17.1%). This implies that the study area operates urban development and land regularization as the types of land reforms to solve or prevent any land conflict in the study area.

4.2.2.9 Perception about Land Reforms Improvement on Land Tenure System in the Study Area

This section describes how land reforms have improved land tenure security and access to land. The level of awareness of the respondents is measured by Likert Scale variables of neutral, rarely, strongly and very strongly. As indicated in Table 4.18, average of the

respondents 46% (46.3%) strongly believe that land reforms have improved land tenure security and has accorded them access to the land. Slightly above 40% (41.7%) of the respondents had a very strong believe that it has improved land tenure security, about 8% (8.0%) of the respondents slightly believe and less than 1% (0.3%) of the respondents are neutral, neither believe nor disbelieve that land reform have improved the land tenure security and giving them access to the land. Slightly above 60% (60.7%) of the respondents in Lagos strongly believe that land reform have improved land tenure security, while above one –quarter of the respondents 32% (32.0%) strongly believe, above 30% (32.0%) of the respondents in Lagos had a very strong believe, while slightly above average 51% (51.3%) of the respondents in Ogun had a very strong believe.

Table 4.18: Perception about Land Reforms Improvement on Land Tenure System

Perception about Land Reform on Land Tenure	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Neutral	0	0.0%	1	0.7%	1	0.3%
Rarely	3	2.0%	8	5.3%	11	3.7%
Slightly	8	5.3%	16	10.7%	24	8.0%
Strongly	89	60.7%	44	32.0%	121	46.3%
Very strongly	47	32.0%	73	51.3%	125	41.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author’s Fieldwork, 2024

A percentage less than 6% (5.3%) of the respondents in Lagos slightly believe, while a percentage of respondents slightly above 10% (10.7%) in Ogun slightly believe, while a percentage of respondents less than 1% (0.7%) neither believe nor believe that land reforms have improved the land tenure security in the study area. The result implies that majority of

the respondents in the study area believe that land reforms have improved the land tenure security and giving them access to the land in the study area.

4.2.2.10 Challenges on Successful Land Reforms in the Study Area

This discussed the main challenges or obstacles a successful land reforms facing in the study area. The challenges or obstacles include civil servant, Executive highhandedness, federal and state government clash on land control, land grabbing, and traditional owners.

Table 4.19: Challenges on Successful Land Reforms in the Study Area

Challenges	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Civil Servant	33	22.0%	5	3.3%	38	12.7%
Executive Highhandedness	26	17.3%	69	47.3%	95	32.3%
Federal and State Government Clash on Land Control, Land Grabbing	1	0.7%	0	0.0%	1	0.3%
Traditional Owners	15	10.0%	28	18.7%	43	14.3%
	72	50.0%	42	30.7%	114	40.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

In Table 4.19, about average percentage of the respondents 50% (50.0%) in Lagos said the main challenges or obstacles of successful land reforms in the study area is traditional owners, while Ogun had the percentage slightly above 30% (30.7%) of the respondents that said the traditional owners is the challenges of land reforms, about 17% (17.3%) of the respondents in Lagos said the main challenges was the executive highhandedness, while a percentage less than average 47% (47.3%) of the respondents in Ogun said it was executive highhandedness

the main challenges, about 10% (10.0%) of the respondents in Lagos said it is land grabbing the main challenges, a percentage less than 20% (18.7%) of the respondents in Ogun said the main challenges is the land grabbing, civil servant as the main challenges had a percentage above 20% (22.0%) in Lagos, while Ogun had the least percentage of respondents that confirmed that the main challenges was the civil servant. A percentage less than 1% (0.7%) of the respondents in Lagos said the main challenges or obstacles was the federal and state government clash on land control, while there was no record of such in Ogun. The result implies that the main challenges or an obstacle facing the successful land reforms in the study area was the traditional owners.

4.2.3 The Operationalisation and Institutionalisation of Land Reforms in Lagos and Ogun States, Nigeria?

This section concerns the rules, processes and structures through which decisions are made about access to the land and its use, the manner in which those decisions are implemented and enforced, and the way in which competing interests in land are managed.

4.2.3.1 Perception on the Need for Government to Legislate Effective Land Administration

The respondents' perception on the awareness of government legislation and its effectiveness on land administration, is measured using variables like; extremely aware, moderately aware, not at all aware, slightly aware, and somewhat aware.

Land reforms initiative in the study area	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	1	0.7%	0	0.0%	1	0.3%
Moderately aware	19	12.7%	35	23.3%	54	18.0%
Not at all aware	27	18.0%	29	19.3%	56	18.7%
Slightly aware	73	50.0%	20	14.7%	93	32.3%
Somewhat aware	21	18.7%	60	42.7%	81	30.7%
Total	147	100.0%	144	100.0%	291	100.0%

Table 4.20: Effective Land Administration Legislation

Source: Author's Fieldwork, 2024

As contained in Table 4.20, respondents above 30% (32.3%) are slightly aware that government legislate on effective land administration to control land conflicts in the study area. Also little above 30% (30.7%) are somewhat aware of the legislation, and less than 20% (18.7%) of the respondents are not at all aware. 18% of the respondents are moderately aware of the legislation, while less than 1% (0.3%) of the respondents were extremely aware. The table further revealed that about average respondents 50% (50.0%) in Lagos were slightly aware of legislation, while slightly below 15% (14.7%) of the respondents in Ogun were slightly aware. In Lagos, the respondents with somewhat aware had a percentage less than 20% (18.7%), above 40% (42.7%) of the respondents in Ogun said they are somewhat aware of the legislation. Less than 20% (18.0% and 19.3% respectively) of the respondents in both study areas (Lagos and Ogun) said they are not at all aware. Moderately aware had the lowest

percentage of the respondents which is less than 15% (12.7%) in Lagos, while Ogun had a percentage, below one-quarter 23% (23.3%) moderately aware. Respondents with extremely aware in Lagos had a percentage less than 1% (0.7%), while there was no record of respondent with extremely aware in Ogun. The result implies that majority of the respondents are fully aware that government legislate on effective land administration in the study area to control land conflict.

4.2.3.2 Existing Land Governance Systems in the Study

The respondents' perception on the types of land governance system operating in the study area were measured and analysed. The land governance system include; freehold tenure system, inheritance tenure system, communal land tenure, rented tenure, gift tenure, tenant tenure system and leasehold tenure system.

I. Freehold Tenure System

Table 4.21 indicates that, above average of the respondents 55% (55.3%) said that freehold tenure system is the types of land governance operating in Lagos, while 98.0% are of the same perception in Ogun state. About 44% (44.7%) of the respondents perceived freehold tenure system is not the type of land governance system operating in Lagos, while only 2% (2.0%) also agreed, in Ogun. The result implies that majority of the respondents testified that freehold tenure system is operating in the study area.

Table 4.21: Freehold Tenure System

Freehold Tenure system	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	66	44.7%	3	2.0%	69	22.7%
Yes	81	55.3%	141	98.0%	222	77.3%

Total	147	100.0%	144	100.0%	291	100.0%
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Source: Author's Fieldwork, 2024

II. Inheritance Tenure System

This part described the inheritance tenure system. The Table 4.24 indicates that slightly less than 70% (69.0%) of the respondents said inheritance tenure system is not operating in the study area, while respondents slightly above 30% (31.0%) said inheritance tenure system is operated in the study area.

Table 4.24: Inheritance Tenure System

Inheritance Tenure system	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	142	96.7%	62	41.3%	204	69.0%
Yes	5	3.3%	82	58.7%	87	31.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

According to the survey, about 96% (96.7%) of the respondents in Lagos State said inheritance tenure system is not operating, while respondents slightly above 40% (41.0%) said no, about 58% (58.7%) of the respondents said inheritance tenure system is being operating in Ogun, while respondents less than 4% (3.3%) in Lagos agreed that inheritance tenure system is operated in the study area. The result revealed that inheritance tenure system is the type of land governance operating in the study area.

III. Communal Tenure System

In communal land tenure system, the community becomes the ruling power of the land under the system. The head of the community determines the sharing ratio. This table described the communal land tenure system of land governance operating in the study area.

Table 4.25: Communal Tenure System.

Communal Tenure system	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	133	90.7%	50	33.3%	183	62.0%
Yes	14	9.3%	94	66.7%	108	38.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

From Table 4.25, it was revealed that about 90% (90.7%) of the respondents said communal tenure system is not operating in Lagos, while above one –quarter of the respondents 33% (33.3%) said communal tenure is not the type of land governance operating in Ogun. In general, above 60% (62.0%) of the respondents in the study area said no to communal tenure system, while a percentage slightly below 40% (38.0%) of the respondents said communal tenure system is being operated in the study area. The result implies that communal tenure system is not the type of land governance operating in the study area.

IV. Gift Tenure System

Gift tenure system is the type of land ownership in which the rights to a piece of land is voluntarily given out by the owner to another person. It can be used to source for a loan from financial institutions by the new owner although the land ownership can be revoked by the court order. This section analyzed the type of land governance operating in the study area.

The Table 4.24 explained that 91% (91.7%) of the respondents said gift tenure system is not operated in the study area, while about 8% (8.3%) of the respondents said gift tenure system is being operated in the study area. According to the table, it was further revealed that 100% of the respondents in Lagos said gift tenure is not operating, while about 83% (83.3%) of the respondents in Ogun said gift tenure is not operating. A percentage below 20% (16.7%) of the respondents in Ogun said gift tenure system is the land governance operating in the study area. The result indicates that gift tenure system is not the type of land governance operating in the study area.

Table 4.24: Gift Tenure System

Gift Tenure system	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	147	100%	119	83.3%	266	91.7%
Yes	0	0.0%	25	16.7%	25	8.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

V. Rent Tenure System

Rent tenure means the granting of a right to occupy a land or dwelling unit as living accommodation. The tenants pay a rent amount to the landlord for a period of time that they used the property depending on the agreement and terms. The Table 4.25 revealed that slightly below 60% (59.7%) of the respondents said rent tenure system is not operating in the study area, while about 40% (40.3%) of the respondents said rent tenure system is operating in the study area.

Table 4.25: Rent Tenure System

Rent Tenure system	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	142	96.7%	34	22.7%	176	59.7%
Yes	5	3.3%	110	77.3%	115	40.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The table indicates that about 96% (96.7%) of the respondents in Lagos said rent tenure system is not operating, while a percentage above 20% (22.7%) of the respondents said no. A percentage less than 4% (3.3%) of the respondents said rent tenure system is operating in Lagos, while Ogun had a percentage above three-quarter of the respondents 77% (77.3%) said rent tenure system is operating in the study area. The result implies that majority of the respondents partially said rent tenure system is not operating in the study area.

VI. Tenants at Government Will

This section described the tenants at government will as the type of land governance being operating in the study area. Table 4.26 analyzed that below three-quarter 71% (71.0%) of the respondents in the study area revealed that tenants at government will is not the type of government operating in the study area, while respondents slightly below 30% (29.0%) said tenants will is not operated in the study area.

Table 4.26: Tenants at Government Will

Tenant at government will	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	105	72.0%	99	70.0%	204	71.0%
Yes	42	28.0%	45	30.0%	87	29.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

According to the survey, it was further revealed that about 72% and 70% of the respondents in Lagos and Ogun of the study areas respectively said tenant at government will is not operated, while, below 30% of the respondents in Lagos said yes and about 30% of the respondents in Ogun also testified that tenant at government will is operating in the study area. The result indicates that tenant at government will is not operated in the study area.

VII. Leasehold Tenure System.

This section described the leasehold tenure system will as the type of land governance being operating in the study area. Table 4.27 indicates that about 90% (90.7%) of the respondents in Lagos said leasehold tenure system is not operated and about 9% (9.3%) of the respondents said no. about 90% (90.0%) of the respondents in Ogun said leasehold tenure system is operating in the study area, a percentage about 10% (10.0%) of the respondents said leasehold tenure is being operated in Lagos. The result indicates that some part of the study area is operating leasehold tenure system as the type of land governance system.

Table 4.27: Leasehold Tenure System

Leasehold tenure system	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	133	90.7%	14	10.0%	147	50.3%
Yes	14	9.3%	130	90.0%	144	49.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork 2024

VIII. Land Governance and Equitable Distribution of Resources

This part analyzed the respondents on if land governance brings equitable distribution to the study area. The agreement is measured by agree, disagree, neither agree nor disagree and strongly disagree. Table 4.25 describes that about 95% (95.3%) of the respondents in Lagos agree that land governance bring equitable distribution, while above two – third of the respondents agree that it bring equitable distribution, about 2% (2.7%) of the respondents in Lagos disagree, and 14% of the respondents in Ogun also disagree. Less than 2% (1.3%) and 4.0% of the respondents in the study areas strongly disagree that land governance brings equitable distribution of land in the study area, while less than 1% (0.7%) of the respondents in Lagos neither agree nor disagree.

Table 4.28: Land Governance and Equitable Distribution of Resources

Land governance brings equitable distribution	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	140	95.3%	117	82.0%	257	88.7%
Disagree	4	2.7%	21	14.0%	25	8.3%
Neither agree nor disagree	1	0.7%	0	0.0%	1	0.3%
Strongly disagree	2	1.3%	6	4.0%	8	2.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

From Table 4.28 above two – third 88% (88.7%) of the respondents agree that land governance brings equitable distribution of land in the study area, about 85 (8.3%) of the respondents disagree, while less than 3% (2.7%) of the respondents strongly disagree and less than 1% (0.3%) of the respondents in the study areas neither agree nor disagree (neutral) that land governance brings equitable distribution. The result implies that land governance bring equitable distribution of land in the study area.

IX. Perception about Effectiveness of Land Governance on Improved Infrastructure

This part analyzed the awareness of the respondents on effective land governance improved infrastructure. The awareness is measured by extremely aware, moderately aware, Not at all aware, slightly aware somewhat aware. Above 30% (36.0%) of the respondents said they are somewhat aware that effective land governance improve infrastructure, about 33% (33.7%) of the respondents are slightly aware, slightly less than 20% (17.7%) of the respondents are not at all aware, about 12% said they are moderately aware, while less than 1% of the respondents are extremely aware that effective land governance improved infrastructure.

Table 4.29: Land Governance on Improvement of Infrastructure

Improvement of infrastructure through effective land governance	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	2	1.3%	0	0.0%	2	0.7%
Moderately aware	7	4.7%	29	19.3%	36	12.0%
Not at all aware	36	24.0%	17	11.3%	53	17.7%
Slightly aware	76	52.7%	22	14.7%	98	33.7%
Somewhat aware	26	17.3%	76	52.7%	102	36.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.29 indicates that less than 20% (17.3%) and above average of respondents 52% (52.7%) in Lagos and Ogun of the study area respectively are somewhat aware that effective land governance improve infrastructure, above 50% (52.7%) and slightly less than 15% (14.7%) of the respondents in the study areas slightly aware, while respondents lightly less than one – quarter 24% (24.0%) and about 11% (11.3%) are not at all aware, around 4% (4.7%) and less than 20% (19.3%) of the respondents are moderately aware and less than 2% (1.3%) of the respondents are extremely aware that effective land governance improve

infrastructure. The analysis implies that majority of the respondents aware that effective land governance improve infrastructure, urban development and creates harmonious living in the study area.

X. Land Governance as a Tool for Environmental Conservation

This section described the respondents agreements whether land governance is a tool for environmental conservation. The agreement is measured by agree, disagree, neither agree nor disagree and strongly disagree. Table 4.29 indicates that about 80% (84.0%) and slightly less than 15% (14.7%) of the respondents in the study area agree that land governance is a tool for environmental conservation, less than 15% (12.7%) and slightly below three quarter of the respondents 74% (74.6%) neither agree nor disagree that is a tool for environmental conservation, while less than 2% (1.3%) and about 6% of the respondents disagree that it is a tool for environmental conservation, about 2% (2.0%) and around 4% (4.7%) of the respondents strongly disagree.

Table 4.30: Land Governance as a Tool for Environmental Conservation

Land governance brings equitable distribution	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	123	84.0%	22	14.7%	145	49.3%
Disagree	2	1.3%	9	6.0%	11	3.7%
Neither agree nor disagree	19	12.7%	106	74.6%	125	43.7%
Strongly disagree	3	2.0%	7	4.7%	10	3.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Authors Fieldwork 2024

From Table 4.30, it was also revealed that slightly below average of the respondents 49% (49.3%) agree that land governance is a tool for environmental conservation, about 43% (43.7%) neither agree nor disagree that it is a tool, less than 4% (3.7%) of the respondents disagree that it is a tool, while slightly above 3% (3.3%) of the respondents in the study area strongly disagree that it is a tool for environmental conservation. This implies that majority of the respondents agree that it is a tool for environmental conservation.

4.2.4 The Types and Trends of Land Resource Based Conflicts in the Study Area

There is a need to integrate into this research work, various practical land disputes cases to further strengthen the findings of this study. To this end, the researcher, found it expedient to beam a search at the legal dimension into explaining the core findings of the study relating to land resource-based conflicts in the two states.

4.2.4.1 Perception about Land Resources as a Basis for Conflicts of Interest

The respondents' perception on the resource based conflicts are analysed here. It revealed the awareness of the respondents that land based resources do create conflict of interest in the study areas. Table 4.31 indicates that about 94% (94.7%) of the respondents in the study areas said they are aware that land based resources do create conflicts of interest, while a percentage less than 6% (5.3%) of the respondents were not aware of the conflicts of interest being created by land based resources. It also indicates that about 4% (4.0%) in Lagos and around 6% (6.7%) in Ogun, of the respondents were not (NO) aware of the conflict of interest. About 96% (96.0%) and 93% (93.3%) of the respondents said they are aware (YES) that land based resources do create conflict of interest. This implies that majority of the

respondents are fully aware that land based resources do create conflict of interest in the study area.

Table 4.31: Land Resources as a Basis for Conflicts of Interest

Land based resources create conflict of interest	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	6	4.0%	10	6.7%	16	5.3%
Yes	141	96.0%	134	93.3%	275	94.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

What triggers most land disputes is declaration of title to land. In an action for declaration of title, the claimant is, in essence, asking the court to recognize or put its judicial stamp of approval on an existing legal right, which he has over the land in dispute and which is being challenged by the adversary as this is what gives him locus stand, or his right to sue. Without locus stand, he has no standing before the court and his action will fail. See *ORLU V GOGO ABITE. Supreme Court (2010) JELR 47591(SC)*. The land dispute case is a landmark Supreme Court judgment in Nigeria that clarifies the principles guiding land disputes. The case, Emmanuel Chijioko Orlu v. Chief Mpakaboari Gogo-Abite, was decided on January 22, 2010.

In this case, the Supreme Court emphasized the importance of clearly defining the area in dispute and establishing the identity of the land. The court held that the plaintiff's failure to provide precise boundaries and identify the land in dispute led to the dismissal of the case.

This ruling highlights key principles in Nigerian land law, including:

Establishing Title to Land: The plaintiff must prove ownership by showing exactly and precisely the defined and identifiable area to which the claim relates.

Importance of Survey Plans: A litigation survey plan is necessary when the identity or extent of the land is in dispute.

Proof of Ownership: The plaintiff must demonstrate ownership through one of five recognized methods, including traditional evidence, production of documents of title, proof of possession, proof of acts of ownership, or proof of acts of long possession and adjacent land ownership.

These principles underscore the need for clarity and precision in defining the disputed land and establishing ownership rights in Nigerian land disputes.

4.2.4.2 Conflicts in Relation to Land Resources in the Study Area

This part discussed the perception of the respondents to conflicts arising due to land resource-based in the study area. The conflicts are measured with variables namely; family land administration, land grabbing, land ownership tussle between communities, land racketeering, and land speculations. The table 4.29 reveals that about 45% (45.3%) and a percentage around 6% (6.7%) of the respondents in the study areas agreed that land grabbing is a conflict related to land based resources, family land administration had a respondents' percentage of about 30% (30.0%) and 20% (20.0%) in the study area (Lagos and Ogun) respectively.

Land ownership tussle between the communities came third having a percentage slightly above 20% (20.7%) and a quarter of the respondents in the study areas. About 44% (44.7%) in Ogun said land racketeering is a conflict related to land resource-based, while about 4%

(4.0%) and a percentage less than 2% (1.3%) of the respondents said land speculation is a conflict related to land resources based.

Resource-based conflicts in Nigeria are a complex and multifaceted issue, encompassing various forms of disputes and injustices related to land ownership and control. Family land conflicts, for instance, often arise from disagreements over inheritance, partitioning, and control of family land, frequently tied to cultural and traditional practices. These conflicts can lead to divisions within families and communities, causing social and emotional distress.

Land grabbing, on the other hand, involves the illicit acquisition of land by individuals, companies, or government agencies, often using force, coercion, or manipulation. This results in the displacement of communities, destruction of livelihoods, and fuels violence, leading to a cycle of instability and conflict.

Disputes over land ownership rights, boundaries, and documentation also contribute to the complexity of these conflicts. Inadequate land registration and titling systems exacerbate these issues, leading to conflicts between individuals, families, or communities.

Land racketeering, involving the illicit sale or lease of land without ownership or authority, preys on vulnerable individuals, including widows and orphans. This fraudulent practice undermines trust in land transactions and perpetuates inequality.

Furthermore, land speculation, driven by anticipation of future value appreciation, leads to land hoarding, displacement of communities, and inflated prices. This contributes to urban sprawl, environmental degradation, and social inequality, undermining sustainable development and peacebuilding efforts

The root causes of these conflicts include population growth and urbanization, economic inequality and poverty, weak land governance and institutions, corruption and impunity, and cultural and traditional practices. The consequences are far-reaching, resulting in violence and displacement, social and economic instability, environmental degradation, human rights violations, and undermining of sustainable development and peacebuilding efforts.

To address these conflicts, a comprehensive approach is necessary, involving strengthening land governance and institutions, improving land registration and titling systems, enhancing transparency and accountability, promoting community engagement and participation, supporting alternative dispute resolution mechanisms, and addressing underlying social, economic, and environmental issues.

The case of *Nnadozie v. Omesu* (1996) 5 NWLR (Part 448) 256 is a landmark Nigerian Supreme Court decision. The case summary relates thus; the appellant, Nnadozie, claimed title to a parcel of land based on a 1974 deed of conveyance. The respondent, Omesu, contested the claim, arguing that the land was family property. The key issues are; whether the deed of conveyance constituted valid proof of title, and whether the land was family property.

The Supreme Court held its decision in favour of the respondent, Omesu, ruling that: the deed of conveyance was invalid due to lack of proper execution and registration, and the land was indeed family property, and the appellant's claim was unsustainable. The rationale behind the Supreme Court was to emphasize the importance for proper documentation and registration of land transactions, establishing clear proof of title, and recognizing family property interests.

The impact of this decision has clarified requirements for valid land transactions in Nigeria, strengthened the concept of family property, and set a precedent for resolving similar land disputes.

On ways of proving title to land, it is settled law that there are five different ways, the proof of one of which suffice, of proving ownership of any land in Nigeria, viz, by

- i. Traditional evidence
- ii. Production of Documents of Title duly authenticated unless they are documents twenty years old or more produced from proper custody.
- iii. Acts of possession in and over the land in dispute – extending over a sufficient length of time, numerous and positive enough as to warrant the inference that the person in possession are the true owners.
- iv. Acts of long possessions and enjoyment of other land so situated and connected with the land in dispute by locality or similarly that the presumption under section 46 of the Evidence Act applies.
- v. Proof of possession of connected or adjacent land, in circumstances rendering it probable that the owner of such connected or adjacent land would in addition be the owner to the land in dispute.

4.2.4.3 Perception on How Resource-Based Conflicts can be Effectively Resolved/Prevented

Table 4.32 describes the perception of the respondents on how the land resource-based conflicts can be effectively resolved or prevented.

Table 4.32: Conflicts in Relation to Land Resources in the Study Area

Conflicts relates to land resources based	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Family land administration	45	30.0%	30	20.0%	75	25.0%
Land grabbing	65	45.3%	10	6.7%	75	26.0%
Land ownership tussle	31	20.7%	41	27.3%	72	24.0%
Land racketeering	0	0.0%	61	44.7%	61	22.3%
Land speculation	6	4.0%	2	1.3%	8	2.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The Table 4.32 reveals that about 93% (93.7%) of the respondents agreed resources based conflict can be effectively prevented or resolved while 6% (6.3%) of the respondents perceived otherwise. It further reveals that above 92% (92.7%) and around 94% (94.7%) of the respondents in the study area perceived that resources based conflict can be effectively prevented or resolved, while a percentage slightly below 8% (7.3%) and above 5% (5.3%) of the respondents believed resources based conflict cannot be effectively resolved/ prevented. The result implies that resources based conflict can be effectively resolved or prevented in the study area.

Table 4.33: Perception on how Resource-Based Conflict can be Managed.

Conflict can be effectively resolved/prevented	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	13	7.3%	9	5.3%	22	6.3%
Yes	133	92.7%	136	94.7%	269	93.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Way of preventing land conflicts is to be in physical possession of the land. Apart from holding a valid title, possession is paramount. The evidence of possession as demonstrated in the case of *Mogaji V Cadbury Dry Export Ltd (1972) 2SC 97* are three, namely; cultivation of a piece of land, erection of a building or fence thereof, and demarcation of land with pegs or beacons.

Mogaji v. Cadbury Nigeria Ltd (1972) is a landmark Nigerian Supreme Court case. The case summary goes as follow; Mogaji, a landlord, sued Cadbury Nigeria Ltd for damages and ejection due to alleged trespass and damage to his property. Cadbury had constructed a factory on adjacent land, allegedly encroaching on Mogaji's land. The key issues are: whether Cadbury's construction constituted trespass, and whether Mogaji had rightful title to the disputed land.

The Supreme Court ruled in favor of Mogaji, holding that: Cadbury's construction indeed constituted trespass, and Mogaji had established rightful title to the disputed land. The rationale of the judgement was the Supreme Court emphasize on: the importance of respecting property boundaries, the need for proper land surveys and documentation, and the rights of landlords to protect their property.

The impact of this decision has established the principle of strict liability for trespass, highlighted the importance of accurate land surveys, and protected property rights in Nigeria. The legal significance in *Mogaji v. Cadbury Nigeria Ltd (1972)* remains a significant precedent in Nigerian property law, particularly regarding trespass and land encroachment, property boundary disputes, and landlord-tenant relationships.

4.2.4.4 Other Resource-Based Conflicts Associated with Land

This section discussed the other conflicts associated with land resources which includes interpersonal land conflicts, intercommunity land conflicts, interstate resources conflicts and international resources conflicts.

I. Interpersonal Land Conflict

This section discussed the interpersonal conflicts associated with land resources in the study area. The table 4.34 analyzed that above two third of the respondents in the study area 88 %(88.3%) said the type of conflicts associated with land resources was interpersonal land conflict, while about 11% (11.7%) disagree (No), that interpersonal conflicts is not the type associated with land resources in the study areas.

Table 4.34: Interpersonal Land Conflict

Interpersonal conflicts	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	33	22%	2	1.3%	35	11.7%
Yes	114	78%	142	98.7%	256	88.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.32 indicates that above three – quarter 78% and slightly below 100% (98.7%) of the respondents in the study area agree that interpersonal is the type of conflict associated with the land resources, about 22% and a percentage slightly less than 2% (1.3%) of the respondents disagree that interpersonal is not the type of conflict associated with in the study area. It can be deduced that interpersonal conflict is the type of conflict associated with land resources based in the study area.

The mere mention of the name of a land in dispute without identifying clearly the area of the land to which a claim is related is not enough description to which evidence can be related in support of the party's claim. Whereas in this case a land being claimed is not identified and ascertained, the claim of the claimant will fail and will be dismissed.

In the case of *Oluwi v. Eniola* (1967), a landmark Nigerian Supreme Court case. The appellant, Oluwi, appealed against the decision of the High Court in favour of the respondent, Eniola, regarding a dispute over a parcel of land. The key issues are: whether the respondent's possession of the land constituted adverse possession, and whether the appellant's title to the land was extinguished.

Supreme Court held in favor of Oluwi, ruling that: Eniola's possession did not constitute adverse possession, and Oluwi's title to the land remained valid. The Supreme Court emphasized that the requirements for establishing adverse possession, and the importance of clear evidence in land disputes. This decision clarified the concept of adverse possession in Nigerian law, and established the need for rigorous proof in land disputes. The *Oluwi v. Eniola* (1967) case remains a significant precedent in Nigerian land law, particularly regarding: adverse possession, land title validity, and burden of proof in land disputes.

II. Inter Community Land Conflict

This section discussed the inter community conflicts associated with land resources in the study area. Table 4.35 analyzed that slightly below 60% (59.7%) of the respondents in the study area said the type of conflicts associated with land resources was inter community land conflict, while about 40% (40.3%) disagree (No), that inter community land conflicts is not the type associated with land resources in the study areas.

Table 4.35: Inter Community Land Conflict

Inter community land conflicts	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	126	86%	50	33.3%	176	59.7%
Yes	21	14%	94	66.7%	115	40.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.35 indicates that about 14% and slightly above two-third's 66% (66.7%) of the respondents in the study areas agree that inter community land conflict is the type of conflict associated with the land resources, about 86% (86.0%) and a percentage above one –quarter 33% (33.3%) of the respondents disagree that inter community land conflict is not the type of conflict associated with in the study area. It can be deduced that inter community land conflict is the type of conflict associated with land resources based in the study area.

A plaintiff who claims to have sold his land to a purchaser cannot obviously turn round to claim a declaration of title to the very land he has sold. *Ige V Farinde (1994) 7 NWLR Ige v. Farinde (1994)* is a notable Nigerian Supreme Court case.

The appellant, Ige, contested the ownership of a parcel of land against the respondent, Farinde. The dispute centered on whether the land was rightfully sold to Ige by the Oba of Ibadan. The key issues are: whether the Oba of Ibadan had authority to sell the land, and whether Ige's purchase was legitimate. The Supreme Court held in favor of Ige, ruling that: The Oba of Ibadan had the authority to sell the land, Ige's purchase was legitimate and constituted valid title, and the rationale in The Supreme Court decision emphasized the importance of traditional authority in land transactions, the need for clear documentation and proof of ownership. Impact of the decision.

This decision clarified the role of traditional rulers in land ownership, and established the principle of legitimate purchase in land transactions. The legal significance in *Ige v. Farinde* (1994) remains a significant precedent in Nigerian land law, particularly regarding, traditional authority and land ownership, legitimate purchase and title validity, and land transaction documentation.

III. Interstate Resources Conflict

This part discussed the interstate resources associated with land in the study area. about 8% and a percentage above three – quarter 82% (82.0%) of the respondents in the study areas agree that there exist of interstate land boundary conflict. About 92% and 18.0% of the respondents disagree that there is no land boundary conflicts in the study area.

Table 4.36: Interstate Resources Conflict

Interstate resources conflicts	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
No	135	92.0%	27	18.0%	162	55.0%
Yes	12	8.0%	117	82.0%	129	45.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author’s Fieldwork, 2024

Table 4.36 deduced that above average 55% (55.0%) of the respondents in the study area said there is no interstate land conflicts related to boundaries, while about 45% (45.0%) agree

(Yes), that it exists. The result deduced that interstate land resource boundary conflict is not the type of conflict associated with land resources in the study area.

4.2.4.5 Occurrence of Conflict in the Study Area

This part analyzed the number of time the land conflict occurs in the study area. The occurrence is measured by annually, every day, every two years, once in a month. Table 4.35 describes that above 40% (43.0%) of the respondents said conflicts do occur annually in the study area, above one –quarter of the respondent 26% (26.3%) said conflict occurs every day in the study area, slightly below one – quarter 24% (24.7%) said it occurs every two years in the study areas, while about 6% (6.0%) of the respondents said it is once in a month.

Table 4.37: Occurrence of Conflict in the Study Area

Occurrence of conflict in the study area	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Annually	62	43.3%	61	42.7%	123	43.0%
Every two years	50	33.3%	24	16.0%	74	24.7%
Every day	22	14.7%	54	38.0%	76	26.3%
Once in a month	13	8.7%	5	3.3%	18	6.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author’s Fieldwork, 2024

The result also indicates that about 43% (43.3%) and a percentage around 42% (42.7%) of the respondents said conflict arise annually in the study area, respondents that said conflict occur every blessed day in the study area had a percentage slightly less than 15% (14.7%) and a percentage less than 40% (38.0%) respectively. Above one –quarter of the respondents 33% (33.3%) and a percentage above 15% (16.0%) said it occurs every two years in the study areas, while a percentage around 8% (8.7%) and a percentage slightly above 3% (3.3%) of the respondents said conflict occurs once in a month in the study area. The result implies that land conflict annually occur in the study areas.

4.2.4.6 Impact of Conflict in the Study Area

This section discussed the impacts that do occur whenever there is conflict in the study area. The impact of the conflict is directly upon the following such as development, governance, live ability, and livelihood. Table 4.38 describes that above 40% (41.3%) in Lagos and a percentage above average 53% (53.3%) in Ogun testified that the impact of conflict is directly on livelihood of people in the study area, slightly above 15% (15.3%) in Lagos and a percentage below 40% (38.0%) in Ogun of the respondents said the impact is on development of the study area, slightly above 20% (21.3%) in Lagos and a percentage about 8% (8.0%) in Ogun said the impact is on governance, while above 20% (22.1%) in Lagos and a percentage less than 1% (0.7%) of the respondents in Ogun said the impact of conflict is upon the live ability of the people in the study area.

Table 4.38: Impact of Conflict in the Study Area

Impact of conflict	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Development	23	15.3%	54	38.0%	77	26.7%

Governance	32	21.3%	12	8.0%	44	14.7%
Live ability	33	22.1%	1	0.7%	34	11.3%
Livelihood	59	41.3%	77	53.3%	136	47.3%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Respondents below average 47% (47.3%) said the impact of conflict is directly upon the livelihood of the people in the study area, above one-quarter of the respondent 26% (26.7%) said the impact is on development of the study areas, about 14% (14.7%) said the impact is on governance, while around 11% (11.3%) of the respondents said is on the live ability of the people in the study area. The implication of the result indicate that land conflict have impact on the livelihood of the people in the study areas.

4.2.4.7 Government/Community Initiative in Addressing Resource-Based Conflicts

This portion described the community or government law or initiative to address the issue of conflict land resources based. The initiative or law described here are land grabbing law, police community partnership initiative, professional bodies and trade union and state government taskforce on land. Table 4.39 indicates that about 35% (35.3%) of the respondents said the community or government initiative to cub the issue of land resource based was professional bodies and trade union, above 30% (31.0%) of the respondents said it is police community partnership initiative, less than 20% (19.0%) of the respondents said it is state government taskforce on land set up to address the resource based. Less than 15% (14.7%) said land grabbing law was set up to cub the issue of land resource based conflict in the study areas.

Table 4.39: Government or Community Initiative on Resource-Based Conflicts

Government or Community initiative	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Land grabbing	23	15.3%	21	14.0%	44	14.7%
Police community partnership initiative	5	3.3%	82	58.7%	87	31.0%
Professional bodies and trade union	86	59.3%	17	11.3%	103	35.3%
State government taskforce on land	33	22.1%	24	16.0%	57	19.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.39 further described that slightly below 60% (59.3%) and a percentage around 11% (11.3%) of the respondents in Lagos and Ogun respectively said professional bodies and trade union were set up to curb the issue of land resource based conflict, a percentage around 3% (3.3%) and a percentage below 60% (58.7%) of the respondents in Lagos and Ogun respectively said the initiative was police community partnership initiative, while a percentage of respondents above 22% (22.1%) in Lagos and a percentage less than 20% (16.0%) of the respondents in Ogun said it was state government taskforce on land that were set up. Land grabbing is the least initiative that was recorded in the course of the survey having a percentage slightly above 15% (15.3%) in Lagos and a percentage less than 15% (14.0%) in Ogun. The result indicates that professional bodies and trade union was the initiative or law set up to address the issue of land resources based conflict in the study areas.

4.2.4.8 Land Reforms and Land Administration Initiatives

This part discussed the land reforms and land administration initiative system in the study area. Table 4.40 analyzed that above two- third 66% (66.0%) of the respondents strongly agree with land reforms and land administration in the study area, while above 30% (31.3%)

of the respondents agree with the initiative in the study areas, a percentage less than 2% strongly disagree with the land reforms and administration, and 1% of the respondents disagree.

Table 4.40: Land Reforms and Land Administration Initiatives

Land reforms and land administration	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	82	55.9%	5	4.0%	87	30.8%
Disagree	0	1.3%	5	3.3%	5	1.7%
Strongly agree	61	41.9%	131	90.7%	192	66.4%
Strongly disagree	0	0.0%	3	2.0%	3	1.0%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

It was revealed that above 40% (41.3%) and a percentage slightly above 90% (90.7%) of the respondents in Lagos and Ogun respectively strongly agree with land reforms and land administration initiative in the study area, below 60% (58.7%) and a percentage around 4% of the respondents in both study areas agree with the initiative system, a percentage less than 2% (1.3%) and a percentage slightly above 3% (3.3%) of the respondents in the study areas disagree with the initiative system, while about 2% of the respondents in Ogun with Lagos having no record of respondents strongly disagree with the initiative system. The results implies that majority of the respondents in the study areas strongly agree with the land reforms and land administration initiative system in the study areas.

4.2.5 The Drivers of Resource-Based Conflicts

4.2.5.1 Land Nationalization, Land Reform and Resources-Based Conflict

This section describes the land nationalization, land reforms resources based conflict. Table 4.41 indicates that respondents, slightly below average of 49% (46.0%) agree that land nationalization, land reforms are enough to control resource based conflict, while 40% (37.7%) strongly agree it is enough to control the resource based conflict. A 10% (10.3%) of the respondents disagree, about 2% (2.7%) of the respondents in the study areas strongly disagree, while a percentage less than 1% (0.3%) neither agree nor disagree.

Table 4.41: Land Nationalization, Land Reform Resources Based Conflict

Land reforms and land administration	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	127	86.4%	16	11.1%	143	49.2%
Disagree	0	0.0%	29	20.2%	29	10.0%
Neither agree nor disagree	1	0.7%	0	0.0%	1	0.3%
Strongly agree	19	12.9%	91	63.2%	110	37.8%
Strongly disagree	0	0.0%	8	5.5%	8	2.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024.

Table 4.41 also revealed that above three-quarter of respondents 86% (86.7%) in Lagos and slightly less than 12% (11.3%) in Ogun agree that land nationalization, land reforms are enough to control resources based conflict. A 12.7% in Lagos and below two third of respondents 62% (62.7%) in Ogun strongly agree. A slightly above 20% (20.2%) of the respondents in Ogun said it is not enough (disagree) to control the resources based conflict while it's none in Lagos. A percentage around 5% (5.3%) of respondents in Ogun strongly disagree, while a percentage less than 1% (0.7%) neither agree nor disagree land nationalization, land reforms are enough to control resources based conflict. This implies that

majority of the respondents in the study area fully agree that land nationalization, land reforms are enough to control resources based conflicts.

4.2.5.2 Perception on Resource-Based Conflicts as Historical and Inter-Transnational

This part analyzed the awareness of the respondents on resources based conflict is historical centered and inter- transnational. The awareness is measured by extremely aware, moderately aware, Not at all aware, slightly aware and somewhat aware. Table 4.42 analyzed that below 60% (58.7%) of respondent in Lagos and a percentage around 24% of respondents in Ogun slightly aware that resource based conflict is historical centered and inter – transnational, about 24% (24.7%) and a percentage above 40% (43.3%) in Ogun somewhat aware that is historical centered and inter transnational, about 13% (13.3%) in Lagos and a percentage around 22% (22.0%) of respondents in Ogun are moderately aware, while a percentage less than 2%(1.3%) and percentage above 15% (16.7%) of the respondents in Ogun not at all aware, while respondents that are extremely aware had the least percentage around 2% (2.0%) in Lagos , while Ogun had no record of respondents that were extremely aware.

Table 4.42: Resource-Based Conflicts, Historical and Inter-Transnational

Resource based Conflict is historical centered and inter- transnational	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	3	2.0%	0	0.0%	3	1.0%
Moderately aware	19	12.9%	32	22.2%	51	17.6%
Not at all aware	2	1.3%	15	10.5%	17	5.8%

Slightly aware	87	59.3%	34	23.7%	121	41.5%
Somewhat aware	36	24.5%	63	43.6%	99	34.1%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.42 revealed that around 41% (41.3%) of the respondents in the study area slightly aware that resource based conflict is historical centered and inter- transnational, above 30% (34.0%) of the respondents were somewhat aware, a percentage below 20% (17.7%) of the respondents are moderately aware, while a percentage around 6% (6.0%) were not at all aware, and a percentage around 1% of the respondents were extremely aware that resource based conflict is historical centered and inter- transnational. The result implies that majority of the respondents in the study area in one way or the other are aware that resource based conflict is historical centered and inter- transnational.

4.2.5.3 Perception on Land Tenure Security

This part analyzed the awareness of the respondents on land tenure security. The awareness is measured by extremely aware, moderately aware, Not at all aware, slightly aware somewhat aware. Table 4.41 indicates that around 33% (33.7%) of the respondents slightly aware of land tenure security in the study areas, about 32% (32.6%) are somewhat aware of the land tenure security, above one - quarter of the respondents 26% (26.0%) were moderately aware, while around 7%v of the respondents not at all aware, while less than 1% (0.7%) of the respondents were extremely aware of the land tenure security in the study areas.

Table 4.43: Land Tenure Security

Land tenure security	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	1	0.7%	1	0.7%	2	0.7%

Moderately aware	35	23.8%	41	28.5%	76	26.2%
Not at all aware	2	1.3%	19	13.1%	21	7.0%
Slightly aware	74	50.4%	24	16.7%	98	33.7%
Somewhat aware	35	23.8%	59	41.0%	94	32.4%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

It was also revealed that slightly above average 50% (50.7%) of respondents in Lagos and around 16% (16.7%) in Ogun were slightly aware of land tenure security in the study areas, less than one – quarter of the respondents 24% (24.0%) in Lagos and above 40% (41.3%) of the respondents in Ogun were somewhat aware, less than one –quarter of the respondents 23% (23.3%) in Lagos and respondents below 30% (28.7%) in Ogun were moderately aware, a percentage of the respondents around 1% (1.3%) in Lagos and around 12% (12.7%) in Ogun were not at all aware of land tenure security, while a percentage less than 1% (0.7%) in both Lagos and Ogun respectively were extremely aware of the land tenure security in the study area. The result implies that majority of the respondents aware of land tenure security in the study area.

4.2.5.4 Perception on Effect of Land Reform and Governance on Agricultural Productivity

This section discussed about the effective land reform and governance boost the agricultural productivity in the study areas. The table 4.44 discussed that about 86% (86.0%) of the respondents in Lagos and less than 15% (14.7%) of the respondents in Ogun agree that land reforms boost agricultural productivity in the study areas, about 10% (10.7%) of the respondents in Lagos and a percentage slightly above two- third 66% (66.7%) of the respondents in Ogun strongly agree that it boost agricultural productivity, a percentage less than 1% (0.7%) in Lagos and a percentage around 9% (9.3%) of the respondents in Ogun strongly disagree, a percentage less than 1% (0.7%) in Lagos and around 8% (8.7%) in Ogun

disagree that it boost agricultural productivity, while a percentage around 2% in Lagos neither agree nor disagree that it increase or boost agricultural productivity.

Table 4.44: Land Reform and Governance Effect on Agricultural Productivity

Land reforms and land administration	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	126	85.8%	21	14.6%	147	50.6%
Disagree	1	0.7%	12	8.3%	13	4.4%
Neither agree nor disagree	3	2.0%	0	0.0%	3	1.0%
Strongly agree	16	10.8%	98	68.0%	114	39.1%
Strongly disagree	1	0.7%	13	9.1%	14	4.9%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

It also indicates that slightly above average 50% (50.3%) of the respondents in the study areas agree that effective land reforms and governance boost agricultural productivity, around 39% (39.0%) of the respondents strongly agree that it boost agricultural productivity, about 5% of the respondents strongly disagree, around 4% (4.7%) of the respondents disagree, while 1% of the respondents in the study areas neither agree nor disagree that land reforms and governance boost agricultural productivity in the study areas.

4.2.5.5 Perception on Poverty Reduction through Land Reforms

Table 4.45 discussed the awareness of the respondents if poverty reduction is achievable with land reforms. The table analyzed that slightly above 20% (20.7%) of the respondents in Lagos and a percentage below average 47% (47.3%) of the respondents in Ogun were somewhat aware that poverty reduction can be achievable through land reforms, above average of the respondents 54% (54.0%) of the respondents in Lagos and a percentage less

than 15% (13.3%) of the respondents in Ogun were slightly aware that it can be achievable, about 10% (10.0%) in Lagos and a percentage slightly below 30% (29.3%) of the respondents in Ogun were moderately aware, 14% of the respondents in Lagos and around 9% (9.3%) of the respondents in Ogun were not at all aware if the poverty reduction can be achievable, while a percentage of respondents around 1% (1.3%) and a percentage less than 1% (0.7%) in Ogun were extremely aware.

Table 4.45: Poverty Reduction through Land Reforms

Poverty reduction is achievable	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Extremely aware	2	1.3%	1	0.7%	3	1.0%
Moderately aware	15	10.2%	42	29.3%	57	19.8%
Not at all aware	21	14.2%	14	9.2%	35	11.8%
Slightly aware	79	53.8%	19	13.2%	98	33.7%
Somewhat aware	30	20.5%	68	47.3%	98	33.7%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Table 4.43 further describes that about 34% (34.0%) of the respondents were somewhat aware, around 33% (33.7%) of the respondents were slightly aware, a percentage slightly less than 20% (19.7%) were moderately aware, around 11% (11.7%) of the respondents in the study area were not at all aware, while about 1% (1.0%) of the respondents were extremely aware. The result indicates that majority of the respondents in the study areas were aware that poverty reduction is achievable with land reforms in the study area.

4.2.5.6 Land Nationalization, Land Reform and Improved Governance as a Veritable Means of Social Stability.

This section discussed if the respondents agree that land nationalization through land reform and improve governance is a veritable means of social stability in the study area. From Table 4.46, it can be explained that, below average of respondents 49% (49.0%) in the study area strongly agree that land nationalization through land reform and improve governance is a veritable means of social stability in the study areas, around 44% (44.3%) of the respondents agree that it is a veritable means, about 6% (6.0%) of the respondents said it is not (disagree) a veritable means, while a percentage less than 1% (0.7%) of the respondents neither agree nor disagree (neutral) that it is or not a veritable means of social stability in the study areas.

Table 4.46: Land Nationalization through Land Reform and Improve Governance as a Veritable Means of Social Stability

Veritable means of social stability	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Agree	112	76.3%	18	12.5%	130	44.7%
Disagree	2	1.3%	14	9.7%	16	5.4%
Neither agree nor disagree	2	1.3%	0	0.0%	2	0.7%
Strongly agree	31	21.1%	112	77.8%	143	49.2%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

Around 21% (21.3%) of the respondents in Lagos and a percentage above three- quarter of the respondents 76% (76.7%) in Ogun strongly agree that land nationalization through land reforms and improve governance is a veritable means of social stability, above three quarter of the respondents 76% (76.0%) in Lagos and Ogun had a percentage around 12% (12.7%) of the respondents agree that is a veritable means of social stability, a percentage around 1% (1.3%) of respondents in Lagos and around 10% (10.7%) of the respondents in Ogun

disagree that it is not a veritable means, while a percentage less than 2% (1.3%) of the respondents in Lagos neither agree nor disagree that it is a veritable means of social stability. The results implies that majority of the respondents strongly agree that land nationalization through land reforms and improve governance is a veritable means of social stability in the study areas.

4.2.5.7 Government Improvement on Land Reform.

This section describes the governments' intervention improve land reforms in the study areas. Table 4.47 describes that below two third of respondents 64% (64.0%) said government improvement on land reforms create uniformity in land tenure system, slightly above one – quarter of the respondents 25% (25.7%) said improvement on land reforms bring peculiarities of culture and tradition, around 7% (7.3%) of the respondents said it brings about climatic condition of the study areas, Around 1% (1.3%) of the respondents said it creates physical feature of land in the study areas, less than 1% (0.3%) of the respondents said it brings about Climatic condition of the region and consider peculiarities and culture tradition, create uniformity in land tenure system, Create uniformity in land tenure system and consider peculiarities and culture tradition, and 0.3% of the respondents said it creates physical features of land in the region and Create uniformity in land tenure system.

Table 4.47 Government Improvement on Land Reform

Government improvement	Lagos		Ogun		Total	
	Freq	%	Freq	%	Freq	%
Climatic condition of the region	17	11.6%	7	4.9%	24	8.4%

Consider peculiarities of culture and tradition	33	22.4%	41	28.6%	74	25.7%
Create uniformity in land tenure system	93	63.3%	92	63.9%	185	63.7%
Physical features of land in the region	4	2.7%	2	1.3%	6	2.1%
None of the Above	0	0.0%	2	1.3%	3	0.1%
Total	147	100.0%	144	100.0%	291	100.0%

Source: Author's Fieldwork, 2024

The result implies that government improvement on land reforms creates uniformity in land tenure system and also consider peculiarities of culture and traditions.

4.2.5.8 Land Resource-Based/Boundary Conflict between Lagos and Ogun State

A discourse on boundaries tussle and practical cases related to land resource-based conflict in both Lagos and Ogun states is expedient. The lingering of boundary tussle between the states have been on since creation of Lagos State in 1967 and Ogun State in 1976. The mechanism for resolution was reached with the creation of Lagos-Ogun Joint Development Commission in 2021.

Also there are some court judgments as a result of civil cases emanating from land resource-based conflicts between individuals, states and communities. The lessons from some of the judgments in the cases are hereby incorporated into this research work both from Lagos and Ogun States.

Lagos-Ogun Joint Development Commission 2021

Boundary conflicts between Lagos and Ogun states have been a longstanding issue, but the two states took a significant step towards resolving these disputes by establishing the Lagos-Ogun Joint Development Commission in 2021. This commission aims to accelerate integration of physical and socio-economic developments between the two states, tackling issues like security, commerce, urbanization, infrastructure, and boundary disputes.

Historically, the border between Lagos and Ogun states was established during the colonial era, with Lagos being a colony and Ogun part of the Protectorate of Southern Nigeria. After Nigeria gained independence in 1960, the Western Region, including Ogun, experienced conflicts, particularly between the Obáfẹmi Awólówò and Samuel Ládokè Akíntólá factions of the Action Group party.

Some of the key areas of conflict include:

- Boundary Disputes: Disagreements over the demarcation of boundaries, particularly in areas with economic significance.
- Revenue and Taxation: Disputes over revenue sharing and taxation, especially in border towns.
- Infrastructure Development: Conflicts over infrastructure development, such as roads, bridges, and utilities.

The Lagos-Ogun Joint Development Commission has identified seven key areas of mutual interest to address these conflicts, including:

- Infrastructural Development: Collaborative development of infrastructure in boundary cities.
- Revenue and Taxation: Joint revenue collection and taxation initiatives.

- Security Intelligence Sharing: Sharing of security intelligence to combat crime.
- Environmental and Physical Planning: Cooperation on environmental and physical planning.
- Emergency and Disaster Management: Joint emergency response and disaster management efforts
- Inland Waterways Management: Collaborative management of inland waterways.
- Traffic Management: Coordination of traffic management systems.

By working together through the joint commission, Lagos and Ogun states aim to resolve their boundary conflicts and promote socio-economic growth and development in the region.

Practical Cases Related to Land Resource-Based Conflict in the Study Area

Lagos State

1. Suit No. LD/1149MFRHR/21, Akindele Ilesanmi Alfred Vs. Governor of Lagos State & Ors

The applicant instituted this action by the way of originating motion challenging the respondents (the Lagos State Government and its Agencies) alleged acquisition, invasion, takeover and demolition of his property situate at Plot 12, Block 1, Seagate Phase II, Ikate Ancient City, Eti-Osa Local Government Area of Lagos State.

The applicant alleged that the demolition of his property is contrary to his fundamental rights as entrenched in the Constitution of the Federal Republic of Nigeria 1999. The respondents filed a Counter-Affidavit and a Notice of Preliminary Objection challenging the jurisdiction of the Court to entertain same as the action was wrongly commenced and same did not fall

under fundamental human rights claims/actions. According to the State Government, the matter relates to physical planning.

The court via a judgement delivered by Hon. Justice Ashade on the 21st of October 2022 agreed with the State Government position and struck out the suit.

2. Suit No. ID/12022IM/2022, His Royal Majesty, Oba Lambe Taiwo & 7 Ors. Vs. The Executive Governor of Lagos State

The Claimants in this suit instituted this action by way of a Writ of Summons dated 9th June, 2022 against the Defendants (the Lagos State Government and its Agencies). The Claimants alleged that they are the owners and the only family entitled to compensation in respect of the compulsory acquisition of the land in dispute situated and being at Plots 412/420 along Lagos Abeokuta Expressway, Abule-Egba, Lagos State.

The Lagos State Government filed a Notice of Preliminary Objection challenging the jurisdiction of the Court to entertain the suit on the ground that it constitutes an abuse of Court process as the Claimants in the suit have similar Suits against the Lagos State Government and other parties on the same subject matter, i.e., Suit No. ID/7944GCMW/2022, Chief Shina Osho & Ors. Vs. Segun C. Kehinde Taylor & Ors.

Upon the hearing of the Preliminary Objection, the Court via a Ruling delivered by Hon. Justice Y. Oshoala on the 29th of November, 2022 struck out the case for being an abuse of Court process.

3. Appeal No: CA/LAG/CV/445/2020, The Governor of Lagos State & Ors Vs. Wahab Adelani Soyoye & Ors

The judgement in this case is as a result of an appeal filed by the Lagos State Government and its Agencies “the Appellants” against the judgement of the Federal High Court, Lagos Division (the trial Court) per Coram Liman J. delivered on 10th February, 2014 in favour of the Applicants (now Respondents)

The Respondents as the Applicants as the trial Court instituted this action via an Originating Motion dated 20th June, 2008 seeking principally a Declaration that the continuous threat, harassment and intimidation to demolish the Applicants’ properties situate, lying and being No. 2, 2A & 2B Beach Road, Ipakodo, Ikorodu, Lagos State respectively by the Respondents (Lagos State Government and its Agencies now Appellants) is illegal, unjustifiable and unconstitutional as it violates the Applicants’ fundamental rights to respect of dignity of their persons and right to property guaranteed by Sections 34 & 43 of the constitution of the Federal Republic of Nigeria and Article 2, 4, & 14 of the African Charter on Human and Peoples’ Rights (Ratification and Enforcement) Act, Cap 10 Laws of the Federation of Nigeria, 1990.

The Respondents also sought a Declaration that the conduct and acts of the Respondents to compulsorily, forcefully and unlawfully acquire the Applicants’ aforesaid properties without due process of law is illegal, unlawful and unconstitutional. As a result, the Applicants sought the sum of N30,000,000.00 (Thirty Million Naira) as damages against the State Government.

The Appellants filed a Notice of Preliminary Objection challenging the jurisdiction of the trial Court to entertain the Applicants’ suit on the ground that the subject matter of the suit is land. Hence, the trial Court did not have jurisdiction to entertain the suit.

The trial court heard the substantive suit and Preliminary Objection and on 10th February, 2014 via its judgement dismissed the Preliminary Objection and awarded the sum of N30 Million in favour of the Applicants (now Respondents). Being dissatisfied with the judgement of the trial court, the Applicants filled an appeal against the judgement.

The Court of Appeal in its judgement delivered on 28th of November, 2022 allowed the appeal and set aside the judgement of the trial court on the ground that trial court lacked jurisdiction to entertain the suit as presently constituted as same is a land matter.

Ogun State

1. The Ownership Tussle on Arigbajo Eyin Land

An Ogun State Customary Court of Appeal holden in Abeokuta and presided over by Mobalaji Ayodele Ojo, Phillip Oluwasina Akinsinde and Idowu Adebisi Odugbesan, has upheld the decision of the Papalanto Customary Court on the land dispute over Arigbajo Eyin via Wasinmi Railway Station land in Ogun state.

The judgement was sequel to an earlier judgement by the Papalanto Customary Grade 11 Court, presided over by A. D. Buraimoh, SOgunro B.A. and Sokunbi in Suit No. PA/42/2022, which in late 2022, declared the disputed land as “the landed property of the Ogunkanbi Arigbajo Family.

The court also declared that: “All plaintiffs in this matter, including their family, relatives, servants, agents, cronies, privies; workers, tenants; labourers, among others, are hereby perpetually ordered to desist from selling, renting, leasing or having anything to do with the land.

”By order of his court, possession is hereby granted to the defendants: Alhaji Muse Lawal and Ashimiyu Lawal.”

The descendants of the Ogunkanbi Arigbajo Family, who were represented in the case by Alhaji Muse Lawal, Chief Taiwo Lawal, were the defendants in the case both at the lower court and at the appeal court, while Showunmi Aliu Saliu Akindele, Kafayat Fashina and Akinyemi Tajudeen were the plaintiffs.

Not satisfied with the judgement of the lower court, the plaintiffs approached the Appeal Court and sought for judicial review, seeking an Order of Certiorari for the purpose of quashing the judgement and proceeding of the Papalanto Grade 11 Customary Court of Ogun State, sitting in Papalanto to the Appeal court.

2. Faleye. V. Dada in The Supreme Court on the 22nd Of April 2016 SC. 315/2006

Before their Lordships Ibrahim Tanko Muhammad JSC, the Appellants as Plaintiffs at the customary Court Ogun State claimed against the Respondents as Defendants the following.

a. Declaration of title to the piece of land situate, lying and being at Igbo Eleidi between Osuke and Ijaba Roads Ota.

b. An order of injunction to restrain the Defendants, their servants, agents or privies from entering, alienating or doing anything on the land in dispute, Annual rental value of the land is N100.00 (One Hundred Naira). The case of the plaintiffs in the customary Court was that their family is the owner of the land in dispute and the Defendant were their customary tenants on the land in dispute. The Defendants on their part claimed that the land belonged to their ancestors from times immemorial and denied being customary tenants to the Plaintiffs.

At the end of the proceedings, the customary Court delivered a major judgement dismissing the Plaintiffs case and the plaintiffs dissatisfied appealed to the High court Ogun State which court in its appellate jurisdiction set aside the judgement of the customary court. Dissatisfied the Respondents appealed to the Court of Appeal which in turn set aside the decision of the High Court restoring the majority judgement of the trial Customary Court. Aggrieved with the judgement of the court of Appeal, Coram J.A Fabiyi, A.A. Augie, G.I. Udom Azogu JJCS, the Plaintiffs/Appellants have approached the Supreme Court.

4.2.6 Analysis of Key Informants Interview on the Land Nationalisation, Land Reforms, and Resource-Based Conflicts in Lagos and Ogun

A content analysis of responses of participants interviewed on land nationalization, land reforms and resource-based conflicts in the two states – Lagos and Ogun, Nigeria are analyzed here. The participants, 30no in each state, include; the traditional land owners represented by the Chiefs (Baales) in two states, the selected core civil servants in the ministry and bureau of lands in Lagos and Ogun States respectively, the real estate developers, the extractive industries representatives and land related professionals - Architects, Lawyers, Town Planners, Quantity and Estate Surveyors, Building/Civil Engineers and Real Estate Consultants.

Findings from the interview shows that more than half (68%) of the participants have been practicing in the communities for the past 6 – 10 years and above. This suggest that the participants have adequate knowledge and experience of the local resource-based conflicts, inter-state borders conflicts, on-shore/marine border conflicts and notable land grabbing activities in various communities in the two states and they are capable of providing adequate

information on the theme of this research work. The participants were interviewed following the interview guide in Appendix II.

The disparities in land reforms between Lagos and Ogun States in Nigeria are a reflection of the divergent approaches to land management and reform in these two neighboring states. Land reform is a crucial issue in Nigeria, as it intersects with issues of economic development, social equity, and governance.

Theme 1: Land Reforms and Management

- Disparities in land reforms between Lagos and Ogun States reflect divergent approaches to land management and reform.
- Lagos State prioritizes urban development, while Ogun State focuses on agricultural and industrial development.

Theme 2: Land Tenure Systems

- Lagos State's land tenure system, shaped by the Land Use Act, differs from Ogun State's traditional land tenure arrangements.
- Lagos State's focus on urban development influences its land reform agenda, while Ogun State's emphasis on agricultural development shapes its land policies.

Theme 3: Administration of Land Reforms

- Lagos State faces challenges in land administration, including land use planning, land grabbing, and informal settlements.
- Ogun State focuses on addressing issues related to land use for agriculture and industry, such as providing infrastructure and streamlining land acquisition processes.

Theme 4: Legal Frameworks

- Lagos State's land reform agenda is significantly shaped by the Land Use Act, centralizing control over land in the state government.
- Ogun State works within the Land Use Act framework but tailors its land reform efforts to support agricultural and industrial development goals.

Theme 5: Impact on Local Communities

- Lagos State's rapid urbanization leads to conflicts over land rights, displacement of informal settlements, and challenges related to land tenure security.
- Ogun State's focus on agricultural and industrial development raises concerns about land access and tenure security for local communities, especially in rural areas.

Theme 6: Conclusion

- Disparities in land reforms between Lagos and Ogun States reflect their divergent economic, social, and developmental priorities.
- Tailored approaches to land reform are necessary to address unique needs and priorities of each state.

4.2.6.1 Comparison of Land Reform Initiatives and their Impacts across Lagos and Ogun States

Land reform initiatives in Lagos and Ogun States have aimed to address land tenure, redistribution, and utilization, but they have taken different approaches and produced varying impacts in the two states.

In Lagos State, land reform has been primarily driven by the Land Use Act of 1978, which vested all lands in the state in the governor. This has led to a more centralized approach to land administration, with the government as the primary allocator of land. The state has also pursued initiatives such as the Land Regularization Scheme and the Home Ownership Mortgage Scheme, aimed at making land more accessible to residents and promoting home ownership. However, challenges such as ineffective land management, overlapping land tenure systems, and inadequate infrastructure have limited the full impact of these initiatives, particularly in addressing the housing needs of the rapidly growing population.

On the other hand, Ogun State has pursued a more decentralized approach to land reform, with a focus on the Land Use and Allocation Committee, community participation, and private sector involvement. The state has also sought to streamline the process of land acquisition and documentation through initiatives like the Homeowners' Charter Program, which aimed to issue land titles and eliminate land disputes. These efforts have resulted in improved land administration and investment in the state, attracting private sector participation in the real estate sector and contributing to economic development. However, challenges still remain, including the need to address informal land tenure systems and ensure sustainable land use practices.

In terms of impacts, the initiatives in Lagos State have had some success in increasing access to land and housing for residents, particularly through the Home Ownership Mortgage Scheme. However, issues such as bureaucratic challenges, unclear land tenure, and inadequate infrastructure have limited the full impact of these initiatives. Additionally, the emphasis on urban areas has resulted in neglect of rural land tenure issues, leading to disparities in land reform impacts across different regions of the state.

In Ogun State, the decentralized approach to land reform has facilitated improved land administration and increased private sector investment in the real estate sector. The Homeowners' Charter Program has also contributed to reducing land disputes and promoting secure land tenure. However, challenges remain in ensuring inclusive participation in land reform initiatives, particularly for marginalized communities, and addressing the sustainability of land use practices in the face of rapid urbanization and industrialization.

In conclusion, while both Lagos and Ogun States have pursued land reform initiatives aimed at addressing land tenure, redistribution, and utilization, their approaches and impacts differ. Lagos State has focused on centralized land administration and increasing access to land and housing for residents, while Ogun State has emphasized decentralization and private sector participation, resulting in improved land administration and economic development. However, both states continue to face challenges in addressing informal land tenure systems, ensuring inclusive participation in land reform initiatives, and promoting sustainable land use practices. Collaborative efforts between the two states and the adoption of best practices can contribute to more effective land reform initiatives and positive impacts on land tenure and utilization across the region.

4.2.6.2 Analysis of Regional Differences in Resource-Based Conflicts in Lagos and Ogun States

Resource-based conflicts in Lagos and Ogun States in Nigeria are influenced by a complex interplay of historical, geographical, social, and economic factors. These conflicts revolve around the competition for access to and control of resources such as land, water, and minerals, and often manifest in clashes between different ethnic and social groups. Understanding the regional differences in these conflicts requires an examination of the unique dynamics at play in each state.

Lagos State, as the commercial nerve center of Nigeria, is characterized by a high population density and intense urbanization. The competition for land and other resources in Lagos is fueled by the rapid influx of people seeking economic opportunities, leading to tensions between indigenous communities and migrant populations. Additionally, the expansion of industrial and commercial activities in Lagos has led to disputes over land use and environmental degradation, particularly in areas where indigenous communities rely on natural resources for their livelihoods. These conflicts are further exacerbated by political and economic interests, as powerful individuals and groups vie for control over valuable land and resources within the state.

In contrast, Ogun State exhibits a more mixed landscape, with both urban and rural areas contributing to its resource-based conflicts. In the rural areas, conflicts often arise from competition over arable land, as agriculture remains a primary economic activity. The encroachment of urban development into rural areas has also led to disputes over land ownership and traditional land use practices. Furthermore, Ogun State is rich in natural resources such as limestone, granite, and clay, leading to conflicts over mining activities and the distribution of revenues derived from these resources. These conflicts are often intertwined with issues of governance, as local communities seek a greater share of the benefits from resource extraction within their territories.

One of the key differences between Lagos and Ogun States is the nature of urbanization and its impact on resource conflicts. In Lagos, rapid urbanization and the concentration of economic activities within the state have heightened competition for limited resources, leading to tensions between different socio-cultural groups. Conversely, Ogun State faces the challenge of managing the interface between urban and rural spaces, with conflicts arising

from the overlapping demands for land and resources in these distinct settings. The differing patterns of urban growth and development in these states shape the nature and dynamics of resource-based conflicts, necessitating context-specific approaches to conflict resolution and resource management.

Historical factors also contribute to regional differences in resource-based conflicts. In Lagos State, the legacy of colonial-era land policies and subsequent urban planning efforts has created a complex mosaic of land ownership and usage rights, often leading to disputes between traditional landowners, migrant communities, and government authorities. Meanwhile, in Ogun State, the history of land acquisition and distribution during the pre-colonial and colonial periods has shaped land tenure systems and patterns of resource control, influencing contemporary conflicts over land and natural resources. Understanding these historical dynamics is crucial for addressing the underlying grievances and power imbalances that fuel resource-based conflicts in both states.

The socio-cultural diversity of Lagos and Ogun States further contributes to regional differences in resource-based conflicts. In Lagos, the state's cosmopolitan nature has led to the coexistence of various ethnic groups, each with its own cultural identity and historical connections to specific areas within the state. This diversity can be a source of strength, but it also underlies tensions related to land ownership, traditional authority, and competing claims to resources. In Ogun State, the interaction between different ethnic groups and indigenous communities shapes the dynamics of resource conflicts, with issues of cultural heritage, identity, and customary land rights influencing the allocation and control of resources.

Economic factors play a significant role in driving resource-based conflicts in both states. In Lagos, the concentration of commercial and industrial activities has fueled land speculation,

gentrification, and displacement of marginalized communities, leading to conflicts over access to affordable housing and livelihood opportunities. Additionally, the value of urban land for real estate development and commercial ventures has heightened competition and speculation, contributing to conflicts over land use and allocation. In Ogun State, the economic potential of natural resources, particularly in the mining sector, has driven competition among stakeholders, including local communities, government agencies, and private investors. Conflicts often arise from unequal distribution of benefits, environmental degradation, and disputes over compensation and revenue sharing.

Political dynamics and governance structures also shape regional differences in resource-based conflicts. In Lagos State, the influence of political elites and powerful interest groups has a significant impact on land policies, urban planning decisions, and resource allocation, often marginalizing the voices of affected communities and exacerbating social inequalities. The centralization of decision-making power and the limited participation of local stakeholders in governance processes contribute to grievances and frustrations that can escalate into conflicts over resource control. In Ogun State, the interface between traditional governance structures and formal government systems influences the management of land and natural resources, with conflicts often stemming from disputes over authority, representation, and the recognition of customary rights within the context of evolving governance frameworks.

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Chapter Five

Conclusion

In this concluding chapter, the summary of findings based on the study's objectives are provided. The survey conducted was targeted at representative sample of residents of Lagos and Ogun States. A structured questionnaire, observatory schedule and participants interview transcribed were used to collect data. A total of 300 respondents participated in the survey, with specific sample size apportioned to each state and categorised participants. 291 valid

questionnaire were eventually subjected to SPSS statistical analysis and the results are as discussed in chapter four. Further to this is the conclusions of the research, specific recommendations, contributions to knowledge, and suggestions for further studies.

5.1 Summary of Findings

The summary of this research work are presented in this section. The survey conducted in the study area consisted of demographic information and the four research objectives.

Objective One. The Socioeconomic Profiles of the Respondents

Major findings on the socioeconomic characteristics of the two-states study area revealed that, the respondents gender has the highest percentage of male to female respondents, from which can be deduced that, male respondents stands as the prime target as the head of house who can provide necessary information needed for this study. In the same vein, the age variable of the respondents in the study area revealed that, the oldest respondents (that is respondent within age 46-60yrs and 31-45yrs were found to be much more active in this respect relative to their middle-aged counterparts, and their level of awareness about land nationalization and land reform in both states was high.

On education in the study area, it shows the high number of the respondents who had attained much in education and so therefore can provide insight to the study. The occupational variable measure was mainly focused on civil servants in the ministry of lands, housing and survey, ministry of justice and also professionals namely; estate surveyors, planners, architects, engineers and business owners-housing developers who were able to provide required information on land nationalization and land reforms in the study area. Likewise on occupational status of the respondents, the results revealed that majority of the respondents

earned #91,000 -#120,000 and above #121, 000 are government employees and also business owners like housing developers in the study area.

On house ownership status, majority of the respondents in the study area have legal rights to their houses therefore were able to provide necessary information about the land issues and reform pertaining to the study. The tenant respondents who had the intention of owning a piece of land in the study area have a highest percentage above three-quarter of the respondents which stands at 85.3%, while the respondents having no intention of owning piece of land in the study area had the lowest percentage of less than 20% (19.3%). This implies that majority of respondents have intention of becoming landlord in the study area and the data provided are useful to this study. On land uses variable, the majority of the respondents in the study area make used of their land for residential purposes implying that they are fully aware of land reform and nationalization.

Objective Two. The Trends of Land Reforms in Nigeria

The evolution of land reforms in Nigeria is a story that spans centuries, marked by significant milestones and shifting trends. In the pre-colonial era, traditional land tenure systems prevailed, with land held communally and managed by families and communities. This era was characterized by a deep connection between the people and their land, with rights to use and manage land vested in community leaders.

The arrival of British colonial powers in 1914 marked a significant turning point, as individual ownership and freehold tenure were introduced. The Land Use Decree and Crown Lands Ordinance of 1917 established state control over land, while the Native Lands

Ordinance of 1918 recognized traditional land rights, albeit with limitations. This period saw the beginning of a gradual shift from traditional to modern land tenure systems.

Following independence in 1960, Nigeria's early nation-building efforts focused on economic development and modernization. The Land Use Act of 1978 nationalized all land, vesting ownership in the state and introducing a leasehold system. This marked a significant increase in state control and regulation of land.

The structural adjustment era, spanning from 1978 to 1999, saw economic liberalization and structural adjustment policies influence land reform efforts. There was an increased emphasis on private sector participation and land market development, reflecting a growing recognition of the importance of land reform for economic development.

With the return to democratic governance in 1999, land reform efforts gained renewed momentum. The National Land Policy of 2009 aimed to address land conflicts, improve land administration, and promote sustainable land use. This era saw a growing recognition of the importance of land reform for social equity.

In the current era, ongoing efforts aim to review and amend the Land Use Act to address contemporary challenges. Emphasis is placed on land reform, regularization of informal settlements, and urban planning, with the introduction of the National Housing Policy in 2017 to address housing deficits and land management.

Throughout Nigeria's history, trends and observations reveal a gradual shift from traditional to modern land tenure systems, increasing state control and regulation of land, and a growing recognition of the importance of land reform for economic development and social equity.

Despite progress, ongoing challenges and controversies surrounding land ownership, use, and

administration highlight the need for continued reform efforts to address contemporary land-related issues in Nigeria.

Conclusively, both Lagos and Ogun States have, as part of improvement on other general land reforms in Nigeria undertook introduction of information technology into the management of land in their respective jurisdictions. Land porters are accessible to enable citizens and interested professionals, developers and individuals have access to land information thereby improving the land governance,

Objective Three: The Operationalisation and Institutionalisation of Land Reforms in Lagos and Ogun States, Nigeria.

The operationalization and institutionalization of land reforms in Lagos and Ogun States are crucial steps towards promoting sustainable development, enhancing land tenure security, and fostering inclusive economic growth. Both states have made significant progress in implementing various land reform initiatives to address issues such as land tenure insecurity, inefficient land administration systems, and inadequate land use planning. By establishing appropriate regulatory frameworks, improving land administration processes, enhancing transparency and accountability, and engaging stakeholders in the decision-making process, Lagos and Ogun States have taken important strides towards achieving their land reform objectives. However, challenges still remain, including ensuring effective enforcement mechanisms, addressing historical land disputes, and promoting community participation in land governance. Moving forward, it is essential for both states to continue to prioritize land reforms, strengthen institutional capacities, and ensure the sustainability of reform efforts through ongoing monitoring and evaluation. By doing so, Lagos and Ogun States can create a

conducive environment for investment, reduce land-related conflicts, and ultimately drive sustainable development and socio-economic progress in the region.

The research work examined the Operationalisation and Institutionalisation of land reform on land administration in both states and findings shows that majority of the respondents are fully aware that government legislate on effective land administration to control land conflicts. Measuring the existing land tenure systems in the study, namely; freehold tenure system, inheritance tenure system, communal land tenure, rented tenure, gift tenure, tenant tenure system and leasehold tenure system reveals that majority of the respondents still are of the believe that freehold tenure system is in operation implying that land ownership registration is still low and sizeable number of respondents got their ownership through inheritance. However, many respondents are not favorably disposed to communal land tenure system in the study area.

Effective land governance and equitable distribution of land resources were measured in both states. The result implies that land governance bring equitable distribution of land and it improves infrastructure, urban development, and environmental conservation to create harmonious living in the study area.

Objective Four: The Types and Trends of Land Resource-Based Conflicts in the Study Area

The respondents' perception on types and trends on resource-based conflicts in the study area were measured. The findings show that majority are fully aware that land based resources do create conflict of interest in the study area. The conflicts are measured with variables namely;

family land administration, land grabbing, land ownership tussle between communities, land racketeering, and land speculations in both states.

However, majority of the respondents are of agreement that land resources-based conflict cannot be eradicated but could be managed through effective land governance. Such conflicts include; interpersonal land conflicts, intercommunity land conflicts, interstate resources conflicts and international resources conflicts. Both interstate and international resource-based conflicts have the lowest awareness of the respondents in both states indicating that there is effective land governance within the Nigeria and neighboring countries. Frequency of occurrence of land conflicts and its impact on the society are in the awareness of the respondents in both states. The respondents agreed that conflict management initiatives and resolution involve the government, community and the professionals as stakeholders.

Objective Five: The Drivers of Land Reforms

The drivers of land reforms in Lagos and Ogun States of Nigeria are influenced by a combination of factors that reflect the evolving socio-economic, political, and environmental landscape of the region. These drivers include the need to address issues of land tenure insecurity, promote sustainable land use practices, attract investment, enhance governance and transparency in land administration, and empower local communities. The recognition of the significance of land as a crucial economic and social resource has motivated policymakers in both states to prioritize and accelerate the implementation of land reforms. Additionally, external influences such as international development agendas, urbanization trends, and global best practices in land governance have also contributed to the momentum for change in land administration and management systems in Lagos and Ogun States. While progress has been made in advancing land reforms in both states, challenges persist,

including the need for adequate capacity building, effective stakeholder engagement, and sustained political will to drive reform processes forward. Moving forward, it is essential for policymakers to continue to address these challenges, build on the momentum generated by the drivers of land reforms, and ensure that reform efforts are inclusive, transparent, and responsive to the needs of all stakeholders. By doing so, Lagos and Ogun States can achieve their land reform objectives, foster sustainable development, and improve the overall well-being of their populations.

The drivers of land reforms were measured in the study area. The respondents fully agree that land reforms are enough to control resources based conflict in the study areas. They are equally aware that resource based conflict is historically centered and inter- transnational. On the effectiveness of land reforms on agricultural productivity and poverty reduction in the study area, majority of the respondents agreed and affirm that it has effects on both variables and it's a veritable means of social stability in the study area. Government efforts on improvement on land reforms had variables such as; climatic condition of the areas, culture and tradition, uniformity in tenure system and physical features were measured. The result of the findings implies that government improvement on land reforms creates uniformity in land tenure system and also consider peculiarities of culture and traditions.

5.2 Conclusion

The issue of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun states, Nigeria, remains a complex and pressing challenge. Both states face similar issues related to rapid urbanization, population growth, and the competition for land and natural resources. The historical context of land tenure systems, government policies, and

socioeconomic disparities has contributed to the prevailing land-related conflicts and challenges.

Efforts to address these challenges require a multi-faceted approach that integrates land reforms, community engagement, sustainable development initiatives, and conflict resolution mechanisms. It is imperative for the government, in collaboration with local communities and relevant stakeholders, to prioritize inclusive land governance that respects the rights of all individuals, particularly marginalized groups such as women and indigenous communities.

Effective land reforms should aim to increase tenure security, streamline land administration processes, and promote equitable access to land and natural resources. Additionally, there is a need to enhance the capacity of local institutions, such as traditional authorities and community-based organizations, to effectively manage land disputes and promote sustainable land use practices.

Furthermore, addressing resource-based conflicts necessitates the implementation of integrated natural resource management strategies that consider the social, economic, and environmental dimensions of land and resource use. This includes promoting sustainable agricultural practices, protecting critical natural habitats, and fostering the responsible extraction of minerals and other resources.

Given the interconnected nature of land and resource-related conflicts, a concerted effort to address these challenges will require cross-sectoral collaboration, leveraging the expertise and resources of various government agencies, civil society organizations, and the private sector. Additionally, promoting dialogue and fostering social cohesion among diverse community groups will be essential to building peace and preventing further conflict.

Moreover, awareness-raising and education campaigns can be employed to promote greater understanding and appreciation of traditional land governance systems among both policymakers and the general public. This can help to dispel misconceptions and prejudices that may hinder the integration of traditional land tenure systems into formal land reform efforts.

Ultimately, integrating traditional land tenure systems into land reform initiatives requires a nuanced and context-specific approach that takes into account the diverse cultural, social, and economic dynamics of the communities involved. By working collaboratively with traditional authorities, indigenous leaders, and local communities, governments can develop more inclusive and effective land governance systems that respect the rights and interests of all stakeholders.

By embracing the diversity of land governance systems and recognizing the value of traditional knowledge and practices, countries can harness the potential of traditional land tenure systems to contribute to more equitable, sustainable, and peaceful land management. This approach has the potential to strengthen social cohesion, empower local communities, and enhance the overall effectiveness of land reform initiatives.

5.3 Recommendations

Efforts to address regional differences in resource-based conflicts in Lagos and Ogun States should take into consideration the complex interplay of historical, geographical, social, economic, and political factors that underlie these conflicts. A holistic approach to conflict

resolution and resource management is needed, encompassing the following key considerations:

1. Community Engagement and Participation: Recognizing the diverse interests and perspectives of local communities is essential for addressing resource-based conflicts. Meaningful engagement with affected communities, including dialogue, consultation, and participation in decision-making processes, can help build trust, empower stakeholders, and foster inclusive approaches to resource management.

2. Legal and Policy Reforms: Reviewing and updating land and resource management policies to align with principles of equity, justice, and sustainable development is critical. This may involve reforms related to land tenure, environmental protection, revenue sharing, and the recognition of customary rights, aiming to address historical injustices and create frameworks that promote peaceful coexistence and resource stewardship.

3. Conflict Prevention and Resolution Mechanisms: Strengthening the capacity of local institutions, traditional leaders, and conflict resolution mechanisms to effectively identify, mitigate, and manage resource-based conflicts can help prevent escalation and foster peaceful resolution. This may involve the establishment of mediation processes, alternative dispute resolution mechanisms, and conflict early warning systems tailored to the specific contexts of Lagos and Ogun States.

4. Sustainable Development and Livelihood Enhancement: Implementing sustainable development initiatives that prioritize the well-being of local communities and the responsible use of resources can contribute to long-term peacebuilding and conflict prevention. Supporting economic diversification, livelihood enhancement programs, and

environmental conservation efforts can reduce the pressure on limited resources and promote resilience in the face of economic and environmental challenges.

5. Institutional Capacity Building: Strengthening the capacity of government agencies, local authorities, and civil society organizations to effectively manage land and natural resources, enforce regulations, and promote transparent and accountable governance is essential. This may involve capacity building, training, and the development of expertise in areas such as land administration, environmental management, and community engagement.

The regional differences in resource-based conflicts in Lagos and Ogun States are influenced by a myriad of complex factors, including urbanization, historical contexts, socio-cultural diversity, economic dynamics, political governance, and land tenure systems. Addressing these conflicts requires a nuanced understanding of the unique dynamics at play in each state, as well as tailored approaches to conflict resolution, resource management, and sustainable development. By prioritizing community engagement, legal and policy reforms, conflict prevention mechanisms, sustainable development initiatives, and institutional capacity building, efforts to address resource-based conflicts can contribute to building peaceful and resilient societies in Lagos and Ogun States.

5.4 Contribution to Knowledge

Land nationalization, land reforms, and resource-based conflicts are critical issues in the context of Lagos and Ogun states, Nigeria. These issues have far-reaching implications for the economic, social, and political dynamics of the region. By exploring these interrelated topics, we can contribute to a deeper understanding of the challenges and opportunities associated with land management, resource distribution, and conflict resolution in this specific context.

Identification of Key Drivers of Land-based Resource Conflicts: this research has contributed to the identification of key drivers behind land conflicts in the region. By analyzing factors such as land tenure insecurity, competing land claims, rapid urbanization, and inadequate land governance structures, scholars have deepened our understanding of the root causes of conflict over land resources in these states.

Impact Assessment of Land Reform Initiatives: this study that was focused on the impact assessment of land reform initiatives in Lagos and Ogun States have provided valuable insights into the effectiveness of various policy interventions. By evaluating the outcomes of measures such as land titling programs, land regularization schemes, and community land trust models, researchers have shed light on the successes, challenges, and lessons learned from these reform efforts. This contribution has informed future policy decisions and implementation strategies aimed at resolving land-related conflicts.

Community Participation and Conflict Resolution Mechanisms: The role of community participation and conflict resolution mechanisms in land reforms and resource-based conflicts in the study, have enriched our understanding of the importance of engaging local stakeholders in decision-making processes. By documenting best practices, innovative approaches, and successful case studies of community-led initiatives in resolving land disputes, scholars have highlighted the significance of inclusive governance structures and community empowerment in addressing land-related conflicts in Lagos and Ogun States.

Overall, a comprehensive exploration of the topics of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun states, Nigeria, can contribute to a more nuanced understanding of the complex interplay between land management, resource allocation, and conflict dynamics. Such an exploration has the potential to generate new insights, inform

evidence-based policy-making, and ultimately contribute to the advancement of sustainable and equitable development in the region.

Interstate Legislative Houses Participation on State Boundaries Dispute Settlements: As part of land resource-based conflicts occurring in Nigeria, is dispute between states of the federation on boundaries and mechanisms for its resolution which could be time consuming. The Lagos State is one of the oldest state created since May 27, 1967 while Ogun State was created on the 3rd of February, 1976. Up till now, the boundary disputes on demarcation still lingers. The contending issues are; disagreement on boundaries for economic interests, revenue and taxation and infrastructure development. An interstate assemblies houses participation in boundaries' resolution between states as done by Oyo and Ogun Assemblies to reach agreement to settle boundary disputes would as serve as part of contribution of this study to knowledge.

5.5 Suggestions for Further Studies

1. Comparative Analysis: Conduct a comparative study that examines the implementation and outcomes of land nationalization and land reforms in Lagos and Ogun states, comparing the approaches taken, the legislative framework, and the impact on community livelihoods, land tenure security, and social cohesion.

2. Stakeholder Perspectives: Explore the perspectives of various stakeholders, including local communities, traditional leaders, government officials, and civil society organizations, to understand their views on land nationalization, land reforms, and resource-based conflicts. This could involve qualitative research methods such as interviews, focus group discussions, and participatory workshops to capture diverse viewpoints.

3. Legal and Policy Analysis: Conduct a comprehensive analysis of the legal and policy frameworks governing land rights, land tenure, and resource management in Lagos and Ogun states, assessing the adequacy of existing laws and regulations in addressing land-related conflicts and supporting equitable and sustainable land governance.

4. Gender and Land Rights: Investigate the intersection of gender dynamics with land nationalization, land reforms, and resource-based conflicts, examining how these processes impact women's land rights, access to resources, and participation in decision-making related to land management. This could involve an in-depth gender analysis of the impact of land policies and reforms on women's empowerment and socio-economic status.

5. Conflict Resolution Mechanisms: Explore the role of traditional conflict resolution mechanisms in addressing land disputes and resource-based conflicts in Lagos and Ogun states, examining the effectiveness of traditional mediation processes, the involvement of traditional leaders, and the interaction between formal and informal justice systems in resolving land-related conflicts.

6. Impact on Livelihoods: Conduct a study to assess the impact of land nationalization and land reforms on local livelihoods, agricultural productivity, and access to natural resources, examining how these processes have influenced the socio-economic well-being of communities in Lagos and Ogun states.

7. Community Participation and Empowerment: Investigate the extent to which local communities are involved in decision-making processes related to land governance, land use planning, and resource management, assessing the level of community participation and empowerment in shaping policies and practices that affect their land rights and livelihoods.

8. Environmental Impacts: Explore the environmental implications of land nationalization, land reforms, and resource-based conflicts, assessing how these processes have influenced land degradation, deforestation, and natural resource management practices, and considering the potential for sustainable land use and environmental conservation strategies.

9. Interethnic and Intercommunity Relations: Investigate the dynamics of interethnic and intercommunity relations in the context of land nationalization, land reforms, and resource-based conflicts in Lagos and Ogun states, examining the role of identity, ethnicity, and historical land tenure systems in shaping intergroup dynamics and land-related conflicts.

10. Policy Recommendations and Way Forward: Develop a comprehensive set of policy recommendations based on empirical evidence and stakeholder insights, outlining strategies for enhancing land governance, promoting equitable access to land and resources, and fostering sustainable conflict resolution mechanisms in Lagos and Ogun states, Nigeria.

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Appendix I

Questionnaire

Land Nationalization, Land Reforms, and Resource-based Conflicts in Lagos And Ogun States, Nigeria.

Dear Participant,

This is a research questionnaire for a PhD student in Built Environment, Faculty of Environmental Design and Management, Lead City University, Ibadan. This research is aimed to examine the effects of land nationalization on resource-based conflicts in Lagos and Ogun States, Nigeria.

Thank you for agreeing to participate in this survey. Your responses will be kept confidential and only used for academic research purposes.

Note: Respond to the questions to the best of your knowledge and personal experiences. If a question does not apply to you or you do not have an answer, please skip to the next question.

The following instructions will assist you in completing the questionnaire accurately:

- This survey questionnaire may take about 10-15 minutes to complete.
- Research assistant may be contacted for clarity if needed.
- Answer all questions, but leave out those that are not applicable or where you are unsure about your answer.
- Please read all the instructions before answering.
- Go through all options in each question before ticking an option.
- Provide exact figures, or tick () applicable options within boxes

Adepoju, Silas Olusola

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SECTION 1: DEMOGRAPHIC INFORMATION

1.1 What is your gender?

- Male
- Female
- Others

1.2 What is your age?

- 18-30 years
- 31- 45 years
- 46 – 60 years
- 61-75 years
- 76 years and above

1.3. What is your educational qualifications?

- Primary School
- Secondary School
- University/College
- Postgraduate Degree

1.4. What is your occupation?

- Professional
- Business owner
- Government employee
- Non-governmental organization (NGO) worker
- Student
- Other (please specify)

1.5 What is your monthly Income?

- Less than N30,000
- N31,000 – N60,000
- N61,000 – N90,000
- N91,000 – N120,000
- N121 and above

1.6 What is your present home ownership status?

- Tenant
- Landlord
- Squarter
- Staff quarters
- Family house
- None of the above
- Others

1.7 Do you own or intend to own a piece of land in Ogun or Lagos State?

- Yes
- No

1.8 What type of land and/or for what purpose?

- Residential
- Agricultural Use
- Commercial
- Industrial
- Institutional/Religious
- Speculation

SECTION 2: LAND NATIONALIZATION AND REFORMS

2.1 Are you aware of the concept of land nationalization?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

2.2. Do you agree that Land Nationalization confers power of land ownership on government for the benefits of the public?

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- Neither agree or disagree

2.3 Do you know that land nationalization is a global concept in practice by many nations for equitable distribution of land and its natural/mineral resources?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

2.4 Do you believe land nationalization is beneficial for society?

- Very Strongly
- Strongly
- Slightly
- Rarely
- Neutral

2.5. Are you aware that land reforms are necessary to prevent any conflicts related to land ownership in states of Nigeria?

- Not at all aware

- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

2.6 Are you familiar with land reforms initiatives in Lagos and/or Ogun States?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

2.7 Which of these land reforms is in operation in Ogun and Lagos State?

- Customary land holding
- Land redistribution
- Land regularization
- Urban development
- Natural development

2.8 Do you believe land reforms have improved land tenure security and access to land?

- Very Strongly
- Strongly
- Slightly
- Rarely
- Neutral

2.9 In your opinion, what are the main challenges or obstacles facing successful land reforms in Lagos and Ogun states?

- Executive highhandedness

- Traditional owner
- Land grabbing
- Civil servant
- Federal and State government clash on land control
- Others (Specify)

SECTION 3: LAND GOVERNANCE

3.1 Do you know that government must legislate on effective land administration to the benefits all and sundry in the society?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

3.2 What type of Land Governance System is in operation in this state?

SN	Land Governance/Tenure System	Yes	No
1.	Freehold Tenure System		
2.	Inheritance Tenure System		
3.	Communal Land Tenure		
4.	Gift Tenure System		
5.	Rent Tenure System		
6.	Tenant at Government Will		
7.	Leasehold Tenure System		

3.3 Are you satisfy with the present level of effectiveness of land governance in Lagos and or Ogun State?

- Very satisfied
- Satisfied
- Dissatisfied
- Very dissatisfied

Neither satisfied nor dissatisfied

3.4 Do you agree that land governance would bring equitable distribution of land and land resources in the state?

Strongly agree

Agree

Disagree

Strongly disagree

Neither agree or disagree

3.5 Are you aware that effective land governance would improve infrastructure, urban development and creates harmonious living for the society?

Not at all aware

Slightly aware

Somewhat aware

Moderately aware

Extremely aware

3.6 Do you agree that land governance is also a tool for environmental conservation?

Strongly agree

Agree

Disagree

Strongly disagree

Neither agree or disagree

SECTION 4: RESOURCE-BASED CONFLICTS

4.1 Are you aware that land based resources do create conflict of interests in the society?

Yes

No

4.2 Have you witnessed or experienced any resource-based conflicts in Lagos or Ogun states?

- Yes
- No

4.3 Which of these conflicts relates to land resource-based in Lagos and or Ogun state?

- Land ownership tussle between communities
- Family land administration
- Land racketeering
- Land grabbing
- Extractive minerals/materials
- Land speculations
- Others (Specify)

4.4 Do you think resource-based conflicts can be effectively resolved or prevented in Lagos and Ogun states through land reform/governance?

- Yes
- No
- If Yes, please describe your expectations

4.5 What are the types of conflicts associated with land resources?

SN.	Types of Land Resource conflicts	Yes	No
1.	Interpersonal land conflict		
2.	Inter community land conflict		
3.	Interstate resource conflict		
4.	International resource conflict		

4.6 How often does these conflicts occur in your area?

- Never
- Rarely

- Sometimes
- Often
- Always

4.7 Does these conflicts have impacts on any of the followings, whenever there is occurrence?

- Development
- Livelihood
- Livability
- Governance
- Education

4.8. Which of these government or community-led initiatives addressing resource-based conflicts in the region?

- Land grabbing law
- Police Community Partnership initiatives
- State government task force on land
- Professional bodies and Trade unions initiatives
- All of the above

4.9 Is the land reforms and land administration system initiates in 4.5 above, embarked by the Lagos and Ogun States enough to control resource-based conflicts?

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- Neither agree or disagree

SECTION 5: IMPLICATIONS OF LAND REFORMS, RESOURCE BASED CONFLICT AND LAND GOVERNANCE ON THE SOCIETY

5.1 Have land nationalization, land reforms, or resource-based conflicts affected your livelihood or community?

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- Neither agree or disagree

5.2 Do you know that resource-based conflict is historical centered and inter-transnational?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

5.3 Are you aware of its impact on land tenure security?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

5.4 Do you agree that effective land reforms, and governance could boost agricultural productivity in the state?

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- Neither agree or disagree

5.5 Are you aware that poverty reduction is achievable with effective land reforms and governance in the state?

- Not at all aware
- Slightly aware
- Somewhat aware
- Moderately aware
- Extremely aware

5.6 Do you agree that land nationalization through land reforms and improve land governance is a veritable means of social stability?

- Strongly agree
- Agree
- Disagree
- Strongly disagree
- Neither agree or disagree

5.7 How best do you think government can improve on land reforms?

- Create uniformity in land tenure system
- Consider peculiarities of culture and tradition
- Climatic condition of the region
- Physical features of land in a region
- None of the above

Appendix II

Key Informants Interview Guide for Traditional Heads, Professionals and Governmental Officials

Office..... Date.....

Designation..... Rank.....

Questionnaire on the topic - Land Nationalization, Land Reforms, and Resource-Based Conflicts in Nigeria:

1. Are you familiar with the concept of land nationalization in Nigeria?
2. Do you think land nationalization plays a role in addressing land inequality and fostering inclusive development?
3. How effective do you think land reforms have been in Nigeria in addressing issues such as land ownership, tenure security, and land use planning?
4. Have you observed any conflicts or tensions arising from land disputes in your community or region?
5. In your opinion, what are the main causes of resource-based conflicts in Nigeria?
6. Are there specific policies or initiatives in place to resolve land-related conflicts in your area? If yes, please describe them.
7. Have you noticed any significant changes in land ownership and land use patterns due to land reforms or land nationalization efforts?
8. How do you perceive the relationship between land nationalization, land reforms, and sustainable development in Nigeria?
9. Are there any challenges or barriers hindering the successful implementation of land reforms in Nigeria?
10. What role do you think local communities should play in land governance and decision-making processes?
11. How can traditional land tenure systems be incorporated into formal land management frameworks to ensure inclusivity and respect for local customs?
12. Have you witnessed any positive outcomes or success stories resulting from land nationalization or land reform programs in Nigeria?
13. Are there any specific areas or sectors in Nigeria where resource-based conflicts are more prevalent? If yes, please specify.

14. What measures do you believe should be taken to prevent or mitigate resource-based conflicts related to land and natural resources?

15. Are there any lessons or experiences from other countries or regions that Nigeria can learn from when it comes to land nationalization, land reforms, and conflict resolution?

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Appendix III

Trends of Land Reforms in Lagos State

SN	Year	Description	Reform
1.	1967	Lagos became a State inheriting land tenure issues from colonial times, including those from the former Federal Capital Territory (FCT)	Creation of Lagos State
2.	1978	The Land Use Act centralized land ownership under the state governor. Lagos State adopted this for land administration, restricting land ownership to government controlled systems	Land Use Act (National)
3.	1980s	Prioritization of urban expansion particularly in Lekki and Ikeja areas. Land development for industrial and residential projects was emphasized	Urban Planning and Development
4.	2001	Introduction of a unified property tax system in Lagos State to streamline revenue collection and enhance infrastructure development	Introduction of Land Use Charge Law
5.	2007	Formal launch of the electronic Governor's Consent system to streamline land registration processes. Policy to speed up approval processes for property transactions and reduce bureaucracy	30 - Days Governor's Consent Reform
6.	2010	Introduction of laws to curb land grabbing and ensure secure land transactions. Also strengthened legal provisions against unauthorized land acquisition	Land grabbing Prohibition
7.	2013	A shift toward digitizing land records to simplify land administration, improve transparency and reduce fraud	e- Land Registration System
8.	2018	Further advancement of the Governor's Consent process with digital tracking and fee consolidation aimed at reducing transaction time and costs	Governor's Consent Digitization
9.	2019	A Law aimed at regulating urban planning, addressing Slum development and promoting sustainable land usage in Lagos	Lagos State Physical Planning Law
10.	2024	The implementation of an electronic Geographic Information System (e-GIS) for better management of land records and integration with the Governor's Consent	e- GIS Portal Launch

		process	
11.	2005-2010	Reduced processing delays and corrupt practices in land services	Anti- corruption measures
12.	2000s	Payment Reforms introduced through designated banks to enhance accountability	Direct Payment Systems
13.	2010	Established standardized templates for land related business conduct	Template development for Bureau Operations
14.	2021	Digitalized record management to streamline property documentation	Electronic Document Management System (EDMS)
15.	2010	Comprehensive Digital Mapping of Lagos State for effective land management	Digital Mapping
16.	2000s	Lowered fees on Consent, Capital Gains Tax and stamp duty	Reduced Consent fees
17.	2010	Simplified Ratification for property registration	Directorate of Land Regularisation
18.	2000s	Enhanced urban development and expansion initiatives	Urban Renewal and New Town creation policies
19.	2022	Launched an electronic portal for land records and applications	e-GIS Integrated Land Administration Portal
20.	2022	Consolidated fee structure for Governor's Consent transactions	Harmonized Demand Notice
21.	1978	The lagos State land use Act of 1978 was adopted by Lagos State to manage and regulate land use and ownership. This law centralized land use in the state and aimed to streamline land allocation and usage.	Creation of The Lagos State Land Use Act
22.	1978	A government agency tasked with managing and overseeing land administration. To improve organized land management in the state	Establishment of the Lagos State Lands Bureau management in the state
23.	2015	Launched to improve property record accuracy and streamline title management processes Electronic Cadastral System	Electronic Cadastral System

Source: Fieldwork 2024

Appendix IV

Trends of Land Reform in Ogun State

SN	Year	Description	Reforms
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1.	1976	Ogun State was created from Western State.	Creation of Ogun State
2.	1978	The adoption of the Land Use Act in Ogun State allowed for centralized control of land under the state governor	Land Use Act (National)
3.	1984	OPIC was created to manage and develop state owned land and properties and promote development projects in Ogun, improving the efficiency of land use and allocation	Establishment of Ogun State Property and Investment Corporation (OPIC)
4.	2016	It is an annual tax that combines all land-based charges in the state. The charge is based on property's area, land value and usage rate	Land Use and Amenities Charge
5.	2020	An integrated land data system was launched to aid in urban planning and streamline land use transactions	Digital Mapping of Ogun State
6.	1976-1999	Subsequent to its establishment in 1976, Ogun State began establishing administrative frameworks for land management, focused on regulating land ownership and improving land allocation processes	Post- Creation Land Reforms
7.	2000s	Implementation of professional land surveys to standardize land boundaries and improve legal land ownership documentation	Expansion of Land Surveys
8.	2006-2009	First launched during this period. It aimed to formalize property rights for residents by granting Certificates of Occupancy (C of O) for informal properties, reducing disputes and increasing State revenue	Homeowner's Charter Program (Pilot)
9.	2013	This was launched under Gov. Ibikunle Amosun. The initiative formalised land ownership for over 1 million properties providing Certificates of Occupancy (C of O) at discounted rates to reduce informal land tenure	Ogun Homeowner's Charter
10.	2021	OLARMS was launched to digitised and centralize land registration, enabling streamlined land ownership documentation and title applications. It aimed to simplify and expedite land acquisition and registration, making land information	Ogun State Land Administration and Revenue Management System (OLARMS) accessible online

11.	2022	Ogun state collaborated with the World Bank to improve access to agricultural land investments. This initiative is part of the Framework for Responsible and Inclusive Land –Intensive Agricultural Investment (FRILIA) and focuses on removing bureaucratic delays to land use for agriculture and industrialization	Partnership with World Bank on FRILIA
12.	2023 -	Present Ogun State continues to improve digital processes under OLARMS and implements the Property Registration Programme (PRP) requiring documentation and C of O for all structures to standardize property records, facilitate urban planning and secure additional State revenue through property fees and taxes	Ongoing Digital Transformation and Property Registration Programme (PRP)

Source: Fieldwork 2024

Appendix V

Major Timeline Discussions on Land Policies and Reforms in Nigeria

Sn	Topic	Media And Dates Reported	Discussions/Remarks
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1	In search of Land Policy	Sunday Sketch, Sunday August 21 1977	Many outspoken dignitaries in the Country spoke on the need for a uniform land. Diffused ownership in south, feudal lords or governments controlling land in the North.
2	Balance Sheet of The Land Use Act (1)	Nigerian Tribune, Friday, May 12, 1978	The LUA made state governments sole authority in allocating land in Urban Area. This will breed stateism. There would be bureaucracy and Redtapism of public Institutions Sect 29 talks about compensation on revoked Right of Occupancy. The Section equates cost to value. This is wrong. Compensation as in Sect 29 (4b) is not right
3	Balance Sheet of The Land Use Act (1)	Nigerian Tribune, Saturday, May 13, 1978	
4	The menace of Estate Agents/land speculators	The Punch, Tuesday, October 23, 1979	There should be some regulations guiding who and who can practice Estate Agency and how it should be done. The various activities of these groups have caused great havocs in the real Estate business.
5	Property Market and economic measures	Business Times, Monday, June 7, 1982	The Federal Government announced some stringent economic measures aimed at revamping the drowning economy
6	Review the Land Use Act Now	Business Times, Tuesday, August 2, 1982	The first stone for the review of the Act was thrown by his eminent, Justice Fakayode, the Chief Judge of Oyo State when he
7	Housing Crisis is imminent	Daily Times, Wednesday, November 10 1988	The structural Adjustment Programme (SAP) introduced by the Military government 2 years earlier gradually became a permanent feature.
8	Ensuring mass participation in the National Housing Fund (1)	Daily Times, Wednesday, November 13 1996	The National Housing Fund was established by Decree No. 3 of January 31 st 1992. However, it was made public by its publication in the supplement to the official gazette extraordinary No. 3 Vol. 79 on February 4, 1992
9	Ensuring mass participation in the National Housing Fund (2)	Daily Times, Wednesday, November 20, 1996	Sections 5.18.2 of the National Housing Policy stipulates that the federal, state and local governments shall direct budgetary allocations of a sum not below 2.5% of their revenue to the housing scheme.
10	The LAND USE ACT 20 years After	The Guardian, Monday, April 27, 1998	Before the advent of the LUA, land management in Nigeria was confusing, intricate and complex. Appraisal. The federal

			government legislated itself out. It has no power to acquire land anywhere in the Country excepts it requests the state government to do so on its behalf. Too bad. The magic year 2000 was just two days time every problem was expected to be solved this year-including land issue.
11	Increasing Housing Stock in the next millennium	Daily Times, Wednesday, December 29, 1999	
12	Housing Delivery process Needs Multi-faced Approach	Financial Standard – Tuesday, April 28, 2003	Advocacy for direct Housing Construction by Government.
13	Task before the New Housing Ministry	This day, Tuesday July 22, 2003	The then president, Chief Olusegun Obasanjo announced the creation of a ministry of Housing and Urban Development in year 2002.
14	Housing Minister must show us their scorecard After one year	Business Times, September 8 – 14, 2003	In the budget of 2002, about 90 percent went to works – 8.6 percent voted for housing was for repairs of staff quarters – To bad.
15	C of O Revocation Unconstitutional	The Punch Monday, August 2, 2004	The then Minister of FCT, Mallam-Nasir El-Rufai announced the withdrawal all C of O of all land in FCT. There is no section of the Act that gave the Minister such power. Sect 28 part V only gave power to the Governor to revoke C of O for overriding public interest.
16	How Government Reforms are battering the property market	The Punch, Monday, November 29, 2004	The Obansanjo performs – Commercialization, privatization, monetization, deregulation, recapitalization, re-certification. All the above were brought to reduce inflation, reduce interest rates, reduce wastage and strengthen the Naira – But nothing tangible came out of it.
17	Low income Earners and the Burden of Home ownership	The Guardian, Monday, January 29, 2007	The pull and push factors have made the problem of housing in Nigeria reach alarming stage
18	Challenges of escalating population in Nigeria Urban Centres	Market place, Sunday October 14, 2007	Challenges of urbanization came with shortage of Accommodation, inadequate Amenities, Traffic congestion, unemployment and crime

19	The Land Use Charge of controversy	The Punch, Monday, November 29, 2004	The Land Use Charge is a combination of ground rent, tenement rate and neighbourhood Improvement rates. The operation is not equitable.
20	Works and Housing Ministry – Not again	Nigeria Compass, Tuesday, January 2009	Whoever advised the President, Alhaji Umaru Musa Yar'Adua to merge the Ministry of Housing and Urban Development to the Ministry of works took the nation several steps backward.
21	Housing Deficit could cause Revolution	Daily Independent, Wednesday, January 28, 2009	It is difficult for the poor man to own a house. There is housing policy that is working in the Country
22	Remove the Land Use Act from the constitution	The Guardian, August 29, 2010	The Land Use Act is superior to the Constitution Sect 47 LUA
23	Expert lists solution to Housing challenges	Thisday, Tuesday, September 6, 2011	The minister of lands Housing and Urban Development, Mrs. Anal Pepple was reported to have said her "Passion is to propel the ministry towards the Provision of social housing for Nigerians"
24	Land Allocation Abuse	The Nation, Tuesday, September 11, 2012	Cases of top politicians in FCT Abiya being allocated several plots of land illegally. Also, a lot of furose was generated in Ogun State over several abuse of land Allocation.
25	Housing in the last 100 years.	National Mirror Tuesday, January 23, 2014	Not yet uhuru No major improvements The way forward is for governments at all levels to accept housing as a social responsibility.
26	Title problems must be solved for effective Mortgage Administration.	New Telegraph, Monday June 2, 2014	Interview was conducted by Dapo Aiyeyemi of the New Telegraph. Many experts faulted the United Nations figures on Nigerias 17million housing deficit. The Newspaper interviewed Chief Kola Akomolede, chairman, faculty of Housing, The Nigerian Estate Surveyors and Valuers.
27	Anchoring Welfare on Housing for ALLI (1)	The Guardian, Monday, May 4, 2015	The 2015 presidential Election campaigns in Nigeria were dominated by typical issues We fight against corruption, creation of employment etc. Surprisingly, none of the two major contenders said anything concrete about provision of housing.

28	The Land Use Act 40 years on	The Guardian, Monday, April, 2018	Experts in Built environments and Legal Practitioners called for a review of the LUA.
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Bio-data

A. Personal Data

1. Full Name: Olusola Silas ADEPOJU
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Block 17, Flat 1, Sparrow Close MKO Abiola
Gardens, Central Business District, Alausa,
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B. Educational Background with Dates

Educational Institutions Attended with dates:

- Islamic Mission Primary School, Eruwa, Oyo State 1975 - 1981
- Obaseeku High School, Eruwa, Oyo State (WASCE) 1981 – 1986
- The Polytechnic Ibadan, (OND) 1989 -1991
- The Polytechnic Ibadan, (HND) 1992 -1994
- University of Ibadan (MSc Housing) 2004 – 2006
- University of Lagos (Advanced Certificate in Project Management) 2006 – 2007
- Lagos State University Ojo, Lagos (Diploma in Law) 2011 – 2012
- Yaba College of Technology, Lagos (Advanced Professional Diploma in Facilities Management, Health & Safety) 2014 - 2015
- Lead City University, Ibadan – Bachelor of Law (LL.B) 2015 - 2019
- Nigerian Law School - Bachelor of Law (LL.B) 2020 – 2021

Academic Qualifications

- Primary School Leaving Certificate 1981
- West African School Certificate 1986
- Ordinary National Diploma 1991
- Higher National Diploma 1994
- MSc Housing Development & Management 2006
- Bachelor of Law 2019

C. Working Experience with Dates

Oyo NIKO Engineering Limited. A subsidiary of Crown trust Group, J. Allen, Dugbe, Ibadan, State. Estate Assistant 1992 - 1993

Port Harcourt Refining Company (PHRC) (The Nigerian National Petroleum Company) Alesa-Elеме, Port Harcourt, Rivers State Senior Estate Officer one (1) year NYSC Programme. 1995 – 1996

Julius Adekola & Company; Estate Surveyors & Valuers 95 Bode Thomas Street, Surulere, Lagos. 1996 - 1999

Lagos State Development and Property Corporation (LSDPC) Lagos, Nigeria. HOD (Land Acquisition) - Deputy General Manager GL 16/5. May 2000 till date

D. Membership

1. Society of Construction Industry Arbitrators, Nigeria, (Associate Member; MSCIArb 1999)
2. Chartered Institute of Arbitrators, Nigeria. (Associate, ACI Arb – 2005)
3. National Institute of Marketing, Nigeria NIMN Chartered Marketer – 2007
4. Nigerian Institution of Estate Surveyors & Valuers. NIESV (Associate, ANIVS, 2007)
5. Estate Surveyors & Valuers Registration Board of Nigeria. ESVARBON, (Registered Valuer, RSV, 2008).

E. Publications

1. I. B. Adewoyin (Main Author), S. O. Adepoju, & H. A. Audu. (Co-authors). *The Role of Estate Surveyors & Valuers in Green Infrastructure Management in Nigeria. Being a Conference Paper Presented at 54th Annual Conference of Nigerian Institution of Estate Surveyors & Valuers, [NIESV] Benin City, Edo State Nigeria.* April 14th – 17th, 2024.
2. I. B. Adewoyin (Main Author), S. O. Adepoju, S.O. Alausa, & I. Fayomi (Co-authors). *Gated Estates' Developments in the Hinterlands: A Case Study of Iseyin-Ibadan Corridor, Oyo State, Nigeria.* **International Journal of Built Environment and Earth Science. Volume 5 Number 4.** August, 2024.

F. Major Conferences Attended

1. The Nigerian Institution of Estate Surveyors & Valuers – 30th Annual Conference , Lagos 2000
2. Nigerian Institution of Estate Surveyors & Valuers 33rd Annual Conference Akure 2003
3. The Nigerian Institution of Estate Surveyors & Valuers – 34th Annual Conference , Abuja, – 2004
4. Leadership Entrepreneurial Business School (Team Leading and Management Training; Lagos 2004
5. The Nigerian Institution of Estate Surveyors & Valuers – 37th Annual Conference , Warri, Delta State – 2007
6. Corporate Governance and Practices for Human Capital Development – Ikeja Lagos 2008.
7. Human Resource Management for Sustained Results – Centre for Management Development – Kano – 2009
8. Etiquette Training Course in the Areas of Office, Communication, Dining, Personal and Dress – LSDPC -2010
9. Project Management workshop; LSDPC – 2010
10. The Nigerian Institution of Estate Surveyors & Valuers – 41st Annual Conference , Kaduna, - 2011

11. Human Resource Management for Sustained Results – Centre for Management Development – Abuja, FCT – 2011
12. Team Building and Leadership Training LSDPC – 2012
13. Achieving Management Excellence Training; LSDPC – 2013
14. The Nigerian Institution of Estate Surveyors & Valuers – 45th Annual Conference, Oshogbo, Osun State – 2015
15. Project Management / Emotional Intelligence Training; LSDPC – 2016
16. Public Private Partnership Workshop; Centre for Management Development, Abuja, FCT – 2017
17. The Nigerian Institution of Estate Surveyors & Valuers – 48th Annual Conference, Ibadan, Oyo state – 2018
18. The Nigerian Institution of Estate Surveyors & Valuers – 52nd Annual Conference, Port Harcourt, Rivers State – 2022
19. Nigerian Institution of Estate Surveyors & Valuers 33rd Annual Conference Benin 2024

G. Awards and Fellowships

1. NIESV Participation Certificate Seminar On: Facility Management Practice in Nigeria held at Federal Palace Hotel, Victoria Island, Lagos. Dated 4th September, 2002
2. NIESV Lagos Branch MCPD Certificate of Participation On: Estate Surveying & Valuation Practice in the 21st Century at Command Officers' Mess, 1, Marina Lagos. Dated 3rd December, 2003.
3. NIESV Lagos Branch MCPD On: International Valuation Standard with Respect to Valuation Practice in Nigeria, held at LTV 8 Hall, Agidingbi, Ikeja dated 25th February, 2009.
4. NIESV/ESVARBON Certificate of Participation on: Standardization of Development Appraisal held at NECA Ultra-Modern Complex CBD Ikeja, Lagos, dated 9th September, 2009.
5. NIESV Oyo Branch/ESVARBON MCPD Workshop Certificate of Participation on: Issues and Challenges of Assets Declaration by Public Office Holders held at Civic Center Ibadan on Wednesday, 17th August, 2011

H. References

1. Barr. Adedamola Adepegba,
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2. Dr. Adebayo Oyeyemi,
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Date

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The University Compliance Certification

This is to certify that, this project by Olusola Silas ADEPOJU with matriculation number LCU/PG/002111 in the Department of Urban and Regional Planning in the Faculty of Environmental Design & Management, Lead City University, Ibadan, is in full compliance with the approved University format and style.

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Signature

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