

Sociological Impacts of Land Dispute in Selected Communities from 2007 to 2017 in Ebonyi State, Nigeria

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Date of Submission: 10-10-2022

Date of Acceptance: 21-10-2022

ABSTRACT

Land dispute is worldwide phenomenon which requires urgent attention because of its problems that affect community socio-economic development. However, inadequacy of information of land dispute and sociological characteristics has been a terrible situation in Ebonyi State. Thus, the study examined the sociological impacts of land dispute in selected communities in Ebonyi State, Nigeria from 2007 and 2017. A total of 391 copies of questionnaire were distributed to elicit information from sample household population. Descriptive and inferential statistics were employed for the analysis. Findings revealed that more than 80% of total respondents have witnessed community conflict in their respective communities at least three times. Principal components analysis lack of clarity of available documentation or understanding of title deeds and plans, environmental degradation, unemployment of the indigene, population pressure and resource control in selected communities in Ebonyi State. Significant variation was discovered existed in the factors causing land dispute at $p < 0.05$. Frequency of land dispute correlated significantly with economic development ($r = -0.823$, $p < 0.05$). Findings land dispute seriously affected sociological characteristics in terms of increasing the poverty rate (87.2%), educational attainment (96.6%), abnormal emotional/spiritual well being (63.6%) among others. The study concluded that the common ways being used to resolve land dispute were dialogue /negotiation, traditional methods and alternative dispute resolution methods.

Keywords: Land dispute, Sociological characteristics, Development, Community

I. INTRODUCTION

Land is that part of the earth that is not covered by water. Land is a resource and it

supports diverse socio-economic potentials for man and his developmental processes (World Bank, 2018). Land is an area of ground, especially one that is used for a particular purpose such as farming or building or for any developmental purpose. Land as a resource is important because humans not only live but also perform all economic activities on land. Besides, land also supports wild life, natural vegetation, and transport and communication activities. Ninety five percent of our basic needs and requirements like food, clothing and shelter are obtained from land (Simon, 2013). Land is the most valuable property of all assets that a human being can have as it is the determinant of social and economic development of any society (Simon, 2013). Land is a reflection of the status of a given community in the sense that, economics of a community is defined by the nature of land it has. The value of land in terms of economic growth and development of any given country is enormous. In Tanzania for example, majority of the population (82%) derives their main livelihood from agriculture and livestock sector activities which all depend on land (National Strategy for Growth and Reduction of Poverty (NSGRP), 2017). Being most valuable, land has to be administered with due process. Legally land is a real property. Land as a property in legal sense has an aggregate of rights attached to it which are guaranteed and protected by law (Simon, 2013). Its domination or indefinite right of use or disposition which one may lawfully exercise over particular thing or subject is what gives its value and therefore protection of its interest. Land as real property is "inherent in every sovereign state by exercising its powers of eminent domain to expropriate land without owners consent. In other words there is no deprivation of real property (land) without any sanction of the law."

Land conflicts often have extensive negative effects on economic, social, spatial and ecological

development. This is especially true in developing countries and countries in transition, where land market institutions are weak, opportunities for economic gain by illegal action are widespread and many poor people lack access to land (Wehrmann, 2008). Land conflicts are indeed a widespread phenomenon, and can occur at any time or place. Both need and greed can equally lead to them, and scarcity and increases in land value can make things worse.

Moreover, land is dispute-prone in Nigeria and around the world due to inter alia competing demands over the same which most times call for judicial and non-judicial methods of dispute resolution. The problem is fuelled by the fact that land does not expand while people and other living organisms relying on it for survival, keep on increasing, putting pressure on the limited available land. On these premises land disputes if not dealt with swiftly and equitably especially where there is inefficient means of dealing with land disputes can result to devastating effects on individuals, groups and even the entire society and sometimes loss to life. Land dispute matters are indeed a widespread phenomenon, and can occur at any time or place. Both need and greed can equally lead to them, and scarcity and increases in land value can make things worse. Land conflicts especially occur when there is a chance to obtain land for free no matter if this land is state, common or someone's private property. Inheritance disputes and conflicts between neighbors are most often about land (and other immobile property) (World Resource Institute (WRI), 2018). In post-conflict situations or during the early phases of economic transition (e. g. privatization), when regulatory institutions, controls and mechanisms of sanctions are not yet in place, people eagerly grab land if their position allows for it or forfeit land if they are in a weak position. In those countries where land only now and slowly is receiving a material value and increasingly becoming private property (such as all over Africa), people also try to accumulate as much land as possible. During colonial times, dominant European nations tried to occupy all the land outside Europe that seemed useful (fertile or rich in minerals). Today, the powerful are mostly national elites and international (mining) companies. The conflicts though are similar: local people with long-standing de facto rights often held for several generations lose their land to the powerful (Ma, 2007).

Land disputes often have extensive negative effects on economic, social, spatial and ecological development in a place. This is especially true in developing countries like Nigeria

and countries in transition, where land market institutions are weak, opportunities for economic gain by illegal action are widespread and many poor people lack access to land. Land disputes can have disastrous effects on individuals as well as on groups and even entire nations. Many disputes/conflicts that are perceived to be clashes between different cultures are actually conflicts over land and related natural resources (Engel and Graefen, 2008).

Thus, land so pervasively underpins human activity that it usually plays some role during war and civil violence. Land-related issues figure into many violent disputes around the world. Ongoing communal violence in Nigeria and Sudan is tied to competition over scarce fertile land and poor resource governance. Disputes over access to land and valuable mineral resources drove wars in Liberia and Sierra Leone, and the nearly 25-year war in Sri Lanka was fought over geographic claims to an ethnic homeland for the country's minority population. Understanding the role land plays in the disputes/conflicts of so many nations can help policymakers develop strategies to ease tensions among groups, limit conflict, and potentially avoid violence and the poverty trap that comes from cyclical violence (World Bank, 2005). Failure to address these bedrock issues may increase the likelihood of conflict and perpetuate poverty. Land is the object of competition in a number of potentially overlapping ways: as an economic asset, as a connection with identity and social legitimacy, and as political territory. Competition over land and its resources is at the center of the nexus between land and dispute or conflict. Competition can occur between any number and type of identity groups, whether based on ethnicity, religion, class, gender, or generation. When that competition involves groups of people, rather than individuals, the risk of larger-scale violence increases. Some disputes and conflicts grow directly out of competition for land, but land is often not the sole cause of conflict; other factors, such as ethnic or religious tensions or political marginalization contribute to conflict (Bonvin 1992). Land disputes usually lead to tension and unrest and overtime might cause sociological impacts among and within individuals, groups and communities of interest. It has been shown that local land disputes can erupt into large-scale civil strife and political movements (Andre and Platteau, 1998; Fred-mensah, 1999; Daudelin, 2002; Simon, 2018). Some underlying factors, such as population pressure, agricultural commercialization, and urbanization, have contributed to the increasing number of land

disputes, and the current land tenure systems in Africa may not be well-equipped to resolve such disputes and conflicts (Cotula, Toulmin, and Hesse, 2004; NSGRP, 2017). In many African countries, formal institutions for land administration were often simply superimposed on traditional structures without a clear delineation of responsibilities and competencies, implying that they lack both outreach and social legitimacy (Deininger, 2003; Engel and Graefen, 2010). It is against this background that the current study, therefore examines sociological impacts of land dispute in selected communities of Ebonyi State, Nigeria from 2007 to 2017.

II. MATERIALS AND METHODS

The study was carried out in Ebonyi State, Nigeria. Ebonyi State is located in the Southeastern part of Nigeria. Ebonyi State is physically bounded to the East by Cross River State, to the North by Benue State, to the West by Enugu State and to the South by Abia State. It is located geographically on coordinates $6^{\circ} 15' N$ and $8^{\circ} 05' E$. (Figure 1). Its capital and largest city is Abakaliki. Other major towns include Afikpo, Unwana, Onueke, Edda, Onicha, etc. It was one of the six states created in 1996 by the then federal military government of General Sani Abacha. The State of Ebonyi was created from parts of both Enugu State and Abia State, which in turn were initially constituents of the old Anambra and Imo States respectively. It has three senatorial zones (north, south & central), thirteen local government areas as well as local development centres created by the state government (United Nations Development Programme (UNDP), 2018). The study area features an undulating topography and an elevation of above 170m mean sea level (Cohen, 1998). According to Hulme (1997), sandstones form the ridge and shale formed the valley. The unit formed by shale occupied the bioturbated sandstone. This bioturbated sandstone has high deeply steeping strike and dips (Hulme, 1997) because they have less exposure to agents of erosion. As a result of the landform the area is usually characterized by

surface water run-off which are being influenced by the shale underlying the sandstones because of its impervious nature because it does not allow water to percolates (Hulme, 1997). The study area has two distinctive weather seasons which are the wet and dry seasons. The wet seasons normally starts in March and ends in October while the dry seasons begin from October through till February (Cohen, 1998). The two identified seasons are dependent on the two prevailing winds blowing over the country at different time periods of the year. The dry harmattan wind from the Sahara desert prevails in the dry season and ranges from $20^{\circ} C$ to $38^{\circ} C$ and during the rainy season temperature ranges from $16^{\circ} C$ to $28^{\circ} C$. The average monthly temperature ranges from 31mm in January and 270 mm in July. The average annual rainfall varies from 1750mm to 2250mm (Hulme, 1997). The vegetation type of the study area is usually characterized by spectacular act trees and pockets of derelict woodland and secondary forest made up of few shrubs or trees below 10m above ground level and other features of dispersed large trees and climbers (Hulme, 1997). The 2006 population census according to the National Population Commission (NPC) (2006) puts the population figure for State capital at 79, 280 persons and the State population at 2,176,947 million persons. Abakaliki is generally populated by the Igbo people. The Igbo can be further divided into five subgroups. Abakaliki is predominantly populated by the Northeastern Igbo of the Afikpo-Abakaliki axis (UNDP, 2018) Abakaliki is also used to refer to people of old Abakaliki political block comprising Ohaukwu-Ishielu-Izzi-Ezza-Ikwo. Abakaliki lies at the intersection of the Enugu, Afikpo and Ogoja Roads (Cohen, 1998). Abakaliki also hosts a Federal Hospital, which has largely contributed to the affordability of public healthcare delivery in the city and the state. There have been massive infrastructural developments ongoing in the urban centre; these include road construction, shopping malls and market places, trans-saharan fly-over bridges at presco and spera-in-deo junctions amongst others (Cohen, 1998).



Figure 1: Ebonyi State LGA

The cross sectional research design was adopted for this study. This is because in the design allows the researcher to observe and measure a phenomena along with other factors that would be of necessity to the research. Therefore, comparing different variable of study as examined offering a snapshot on the single moment of study. Moreover, this research design uses different groups of people who differ in the variable of interest but who share other characteristics such as socio-economic status, educational background, and ethnicity (Cherry, 2018). The research made use of both primary and secondary sources of data. The primary data collection included the use of copies of a structured questionnaire. The primary data collection relied on the use of copies of a structured pre-tested questionnaire. The copies of questionnaire were administered on household heads in the selected communities. The questionnaire was designed to elicit information

about land dispute and its effects on sociological activities of the residents in the selected communities in Ebonyi State, Nigeria. In addition, the questionnaire was used to collect information about the socio-economic and demographic characteristics of households in the selected communities; and also their level of awareness about the attendant problems attached to land conflict shall be included. Interviews were conducted for the CDC Chairman to ascertain the level of the impact of land dispute conflict on the development within the communities. Secondary data sources used in the study included but not limited to; the National Population Commission (NPC) Census Reports of 1991 and projected population of 2016. The projected data assisted in the appropriate selection of sample size for the questionnaire administration. Data on communities that have witnessed land disputes incessantly were obtained from the Nigerian Police Force (NPF) in

Ebonyi State and Ebonyi State Ministry of Chieftaincy Affairs. The administrative map of Ebonyi State showing the Local Government Areas

(LGA) and communities were sourced from the Office of the Surveyor General of Ebonyi State.

Table 1. List of inter and intra community conflict in Ebonyi State

| Communities in Ebonyi State | LGA of the community | Communities in other state |
|-----------------------------|----------------------|--|
| Ite-AmaguIkwo | Ikwo LGA | Adadama in Cross State |
| Azoffia-Edda | Afikpo South LGA | Obubra in Cross River |
| Ofunakpa | Ikwo LGA | Obubra in Cross |
| Ofioji | Izzi LGA | Ijutun-IdoruObubra Cross River |
| Mgbo | Ohaukwu LGA | Agila in Benue State |
| EkoliEdda | Afikpo South LGA | Ibor in Cross River |
| Ishiagu | Ivo LGA | Lopkanta in Umunneochi LGA in Abia State |
| IgbeaguIzzi | Izzi LGA | Ukele in Yala LGA Cross River |
| Enyigba | Abakaliki LGA | Intra |
| Enyibichiri Alike-Ikwo | Ikwo LGA | Intra |

Sources: Ebonyi State Police Headquarters, Abakaliki; Ebonyi State Ministry of Chieftaincy Affairs, 2019

The target population of this study was the household heads in the selected communities in Ebonyi State. The total numbers of communities which have witnessed incessant land dispute of both inter and intra states were chosen for the data collection for this study. Through many sources, there are about 10 communities that have been reported to have experienced serious and incessant land dispute conflict and as a result. These communities are found in 6 LGAs within Ebonyi State. However, 6 communities were chosen and it was one per the LGAs involved using purposive sampling technique. For the LGAs that have more than one community, random sampling technique was used. This sampling technique according to Oyegun (2003) involves lottery method in which the serial numbers of elements in the sampling frame are written on pieces of paper. The papers were squeezed and collectively put in a container from which selection of the communities used for the study was made. Questionnaire was the instrument to be administered to the household heads of the selected communities using random sampling. Random sampling is a sampling method whereby every individual has equal opportunity of being selected as respondent for the questionnaire administration (Oyegun, 2003). Stratified sampling was used to select the sampled houses in each community. This was done by listing and numbering the houses. The houses numbered in even numbers were taken and regarded as the sampled houses. Number of households was thereafter counted in each sampled house and random sampling was used to select the total sampled population used for questionnaire

administration. Total population of all the LGAs involved is 1,422,000 with the population projection of 2016 (National Population Commission (NPC), 2016; National Bureau of Statistics, 2016). Thus, the total estimated household population is 81,632 persons using an average household size of 6 (six) (NBS, 2012). Taro Yamane's sample size was used to determine the sample size to be 400 and distributed proportionally with the number of households gotten from each community. A total of four hundred copies of questionnaire were administered on the household heads of each selected community. These communities include Ite-AmaguIkwo, Azoffia-Edda, Ofioji, Mgbo, Ishiagu and Enyigba. The study employed the use of both descriptive and inferential statistics to analyze the data obtained from the survey. Descriptive statistics involving the use of percentages and frequency was used to amplify the importance of some of the findings, most especially the effects of conflict on socio-economic variables. Inferential statistics in form of chi-square test and Spearman's rank correlation statistics were used to test the hypotheses. Chi square was chosen because the data being considered for this study were in the form of frequencies and discrete categories (Griffiths et al., 2000; Adesoye, 2011). PCA Spearman's rank correlation statistics was used because it is a non-parametric which is more appropriate for questionnaires or qualitative data (Stefanowski, 2013). Principal component analysis (PCA) was carried out to compute the key factors that caused land dispute in Ebonyi State. Component loadings (correlation coefficients) and

the variances (eigenvalues) for the factors were computed. The ordinary component matrix of the factors causing land dispute with eigenvalues ≥ 1 (Eni et al., 2011). From each extracted component, variables with coefficients $\geq \pm 0.70$ were selected and considered significant (Aper, 2006). Principal components are considered useful if their cumulative percentage of variance approached 80% (Li et al., 2008). In addition, the scores of rotated component loadings (correlation coefficients) from

the PCA output were determined using Varimax rotation (variance maximization).

III. RESULTS AND DISCUSSIONS

Questionnaire Administration and Retrieval

A total of 81.5% of copies of questionnaire was retrieved of the total number of questionnaire distributed to the respondents (Table 1).

Table 2: Analysis of Questionnaire Administered and Retrieved

| Communities | Administered Questionnaire | Retrieved Questionnaire | Percentage (%) |
|--------------|----------------------------|-------------------------|----------------|
| IteAmaguIkwo | 60 | 57 | 95.0 |
| Azoffia-Edda | 56 | 55 | 98.2 |
| Ofioji | 85 | 82 | 96.5 |
| Mgbo | 75 | 75 | 100.0 |
| Ishiagu | 61 | 60 | 98.4 |
| Enyigba | 63 | 62 | 98.4 |
| Total | 400 | 391 | 97.8 |

Socio-Economic Characteristics of Households

The analysis of the sex of respondents presented in Table 4.2 shows that 56.5% of total respondents were males and 43.5% were females. The age distribution indicates that 10.0%, 43.7%, and 28.1% of respondents were within the 20-35 years, 36-49 years and 50-65 years respectively. In addition, 18.2% were 65 and above. The educational status of respondents revealed that 32.7% and 34.3% of respondents had informal education and primary education respectively. However, 23.3% had secondary education while 9.5% had higher education. The analysis on employment status showed that 11.3% of respondents were civil service, 24.0% were traders and 28.9% were farmers. In addition, 15.9% were fishermen, 4.1% were industrial workers while 14.3% were artisan and 1.6% was none of the

above. The household size of respondents in the study area is presents that 19.2% of total respondents had 2-5 persons, 42.9% had 6-8 persons, 30.9% had 9-11 persons while 6.1% had 12-15 persons and 0.8% had 16 persons and above. Furthermore, 27.9% of respondents had monthly income of ₦20, 000 and below, 21.4% had between ₦21, 000 and ₦40, 000, 15.3% had between ₦41, 000 and 60,000 while 20.7% had between ₦61, 000 and ₦80, 000 and 5.9% had ₦80, 000. The analysis therefore shows that more than 50% of the respondents earned more than ₦50, 000 as their monthly income. The number of children of respondents shows that 1.5% of respondents had no child while 12.5% had 1-2 children. In addition, 24.8% had 3-4 children, 36.6% had 5-6 children, and 21.0% had 7-8 children while 3.6% had more than 9 children.

Table 2: Socio-economic Characteristics of Respondents

| Gender | Frequency | Percentage (%) |
|------------------|-----------|----------------|
| Male | 221 | 56.6 |
| Female | 170 | 43.4 |
| Total | 391 | 100.0 |
| Age (Years) | Frequency | Percentage (%) |
| 20-35 | 39 | 10.0 |
| 36-49 | 171 | 43.7 |
| 50-65 | 110 | 28.1 |
| 65 and above | 71 | 18.2 |
| Total | 391 | 100.0 |
| Education Status | Frequency | Percentage (%) |

| | | |
|------------------------------|------------------|-----------------------|
| Informal Education | 128 | 32.7 |
| Primary Education | 134 | 34.3 |
| Secondary Education | 91 | 23.3 |
| Higher Education | 37 | 9.5 |
| Total | 391 | 100.0 |
| Type of Employment | Frequency | Percentage (%) |
| Civil service | 44 | 11.3 |
| Trading and Commerce | 94 | 24.0 |
| Farming | 113 | 28.9 |
| Fishing | 62 | 15.9 |
| Industrial worker | 16 | 4.1 |
| Artisan | 56 | 14.3 |
| None of the above | 6 | 1.6 |
| Total | 391 | 100.0 |
| Household size | Frequency | Percentage (%) |
| 2-5 | 75 | 19.2 |
| 6-8 | 168 | 42.9 |
| 9-11 | 121 | 30.9 |
| 12-15 | 24 | 6.1 |
| 16 and above | 3 | 0.8 |
| Total | 391 | 100.0 |
| Household monthly income (#) | Frequency | Percentage (%) |
| No response | 34 | 8.6 |
| 20,000 and below | 109 | 27.9 |
| 21,000 - 40,000 | 84 | 21.4 |
| 41,000 – 60,000 | 60 | 15.3 |
| 61,000 – 80,000 | 81 | 20.7 |
| Above 80,000 | 23 | 5.9 |
| Total | 391 | 100.0 |
| Number of children | Frequency | Percentage (%) |
| None | 6 | 1.5 |
| 1-2 | 49 | 12.5 |
| 3-4 | 97 | 24.8 |
| 5-6 | 143 | 36.6 |
| 7-8 | 82 | 21.0 |
| 9 and Above | 14 | 3.6 |
| Total | 391 | 100.0 |

Causes of Land Dispute in Ebonyi State

The factors responsible for land dispute in the study area are shown in Table 3 whereby 30.9% of respondents informed that the conflict was caused by land ownership, 24.8% agreed on environmental degradation while 21.9% agreed on lack of clarity of available documentation or understanding of title deeds and plans. Furthermore, 7.9% agreed on political parties opposition, 4.8% agreed on unemployment, 2.9%

agreed on resource control while 4.6% and 1.8% agreed that land dispute was due to population pressure and badly prepared title deeds showing an inaccurate position for a boundary respectively. From the analysis, it is deduced through people's perception that land ownership, environmental degradation and lack of clarity of available documentation or understanding of title deeds and plans were the major factors responsible for land dispute in Ebonyi State.

Table 3: Factors affecting land dispute in the study area

| Factors | Frequency | Percentage (%) |
|--|-----------|----------------|
| Land ownership | 121 | 30.9 |
| Environmental degradation | 97 | 24.8 |
| Lack of clarity of available documentation or understanding of title deeds and plans | 86 | 21.9 |
| Political party opposition | 31 | 7.9 |
| Unemployment of the indigene | 19 | 4.9 |
| Resource control | 11 | 2.8 |
| Population pressure | 18 | 4.6 |
| Badly prepared title deeds showing an inaccurate position for a boundary | 8 | 2.0 |
| Total | 391 | 100.0 |

Variation in the Factors Causing Land Dispute

Table 4 shows the chi square analysis in the factors that cause land dispute in the study area. The factors included land ownership, environmental degradation, lack of clarity of available documentation or understanding of title deeds and plans, political parties' opposition, unemployment of the indigene, resource control, population pressure, and badly prepared title deeds showing an inaccurate position for a boundary. The analyses showed that there was significant differences in land ownership ($\chi^2 = 2340.4$; $p < 0.05$); environmental degradation ($\chi^2 = 2081.1$; $p < 0.05$); lack of clarity of available documentation or

understanding of title deeds and plans ($\chi^2 = 2652.5$; $p < 0.05$); political parties' opposition ($\chi^2 = 2762.7$; $p < 0.05$); unemployment of the indigene ($\chi^2 = 2111.3$; $p < 0.05$); resource control ($\chi^2 = 2510.2$; $p < 0.05$); population pressure ($\chi^2 = 2517.1$; $p < 0.05$) and badly prepared title deeds showing an inaccurate position for a boundary ($\chi^2 = 2257.0$; $p < 0.05$). From the results, the p values are less than 0.05 significant levels; as such, the null hypothesis is rejected while the alternative hypothesis which states that there is a significant variation in the factors that cause land dispute among the selected communities in the study area is accepted.

Table 4. Chi square analysis of the factors causing land dispute in Ebonyi State

| Infrastructure | Chi Square analysis | Value | df | Asymp. Sig. |
|--|---------------------|----------------------|----|-------------|
| Land Ownership | Pearson Chi-Square | 340.38 ^a | 30 | 0.003* |
| | Likelihood Ratio | 178.98 | 30 | .000 |
| | N of Valid Cases | 391 | | |
| Environmental degradation | Pearson Chi-Square | 581.07 ^a | 30 | 0.003* |
| | Likelihood Ratio | 047.68 | 30 | .000 |
| | N of Valid Cases | 391 | | |
| Lack of clarity of available documentation or understanding of title deeds and plans | Pearson Chi-Square | 652.54 ^a | 30 | 0.002* |
| | Likelihood Ratio | 545.95 | 30 | .000 |
| | N of Valid Cases | 391 | | |
| Political Parties Opposition | Pearson Chi-Square | 762.693 ^a | 30 | 0.002* |
| | Likelihood Ratio | 706.256 | 30 | .000 |
| | N of Valid Cases | 391 | | |

| | | | | |
|--|--------------------|----------------------|----|--------|
| Unemployment of the indigene | Pearson Chi-Square | 111.326 ^a | 30 | 0.001* |
| | Likelihood Ratio | 210.074 | 30 | .000 |
| | N of Valid Cases | 391 | | |
| Resource control | Pearson Chi-Square | 510.18 ^a | 30 | 0.001* |
| | Likelihood Ratio | 495.98 | 30 | .000 |
| | N of Valid Cases | 391 | | |
| Population pressure | Pearson Chi-Square | 517.148 ^a | 30 | 0.001* |
| | Likelihood Ratio | 601.281 | 30 | .000 |
| | N of Valid Cases | 391 | | |
| Badly prepared title deeds showing an inaccurate position for a boundary | Pearson Chi-Square | 257.01 ^a | 30 | 0.003* |
| | Likelihood Ratio | 407.75 | 30 | .000 |
| | N of Valid Cases | 2425 | | |

χ^2 is significant at $p < 0.05$

The ordinary component matrix of PCA shows that three factors causing land dispute in Ebonyi State loaded heavily on component 1 and these included lack of clarity of available documentation or understanding of title deeds and plans (0.785); unemployment of the indigene (0.779) and population pressure (0.774) (Table 5). This component accounted for 61.16% of the total variance in the factors causing land dispute. On component 2, only one factor, environmental degradation (0.819) loaded heavily and this component accounted for 23.29% of the variation in the data set (Table 5). However, the loadings of rotated components on factors causing land dispute are presented in Table 6. In component 1, four factors causing community conflicts loaded heavily

and these included lack of clarity of available documentation or understanding of title deeds and plans (0.785); unemployment of the indigene (0.708), resource control (0.745) and population pressure (0.739). This component accounted for 55.51% of the total variance. In component 2, only environmental degradation (0.828) loaded heavily and the component had 27.94% of the total variance. Based on this result, basic factors that influenced land dispute in Ebonyi State between 2007 and 2017 included lack of clarity of available documentation or understanding of title deeds and plans, environmental degradation, unemployment of the indigene, population pressure and resource control.

Table 5. Ordinary Component Matrix

| Factors | Principal Components | |
|--|----------------------|--------------|
| | 1 | 2 |
| Land Ownership (Boundary) | 0.407 | 0.377 |
| Environmental degradation | 0.180 | <u>0.819</u> |
| Lack of clarity of available documentation or understanding of title deeds and plans | <u>0.785</u> | -0.023 |
| Politics parties oppositions | 0.547 | 0.310 |
| Unemployment of the indigene | <u>0.779</u> | -0.018 |
| Resource control | 0.624 | -0.248 |
| Population pressure | <u>0.774</u> | -0.012 |
| Badly prepared title deeds showing an inaccurate position for a boundary | 0.453 | -0.249 |

| | | |
|------------------------|-------|-------|
| Eigen values | 3.24 | 1.275 |
| % Variance | 61.16 | 23.29 |
| Cumulative explanation | 61.16 | 84.45 |

Factors underlined with eigenvectors (coefficients) $\geq \pm 0.70$ are considered significant.

Table 6. Rotated Component Matrix using Varimax

| Factors | Component | |
|--|--------------|--------------|
| | 1 | 2 |
| Land Ownership (Boundary) | 0.204 | 0.411 |
| Environmental degradation | -0.186 | <u>0.828</u> |
| Lack of clarity of available documentation or understanding of title deeds and plans | <u>0.747</u> | 0.319 |
| Politics parties oppositions | 0.432 | 0.582 |
| Unemployment of the indigene | <u>0.708</u> | 0.231 |
| Resource control | <u>0.745</u> | 0.003 |
| Population pressure | <u>0.739</u> | 0.354 |
| Badly prepared title deeds showing an inaccurate position for a boundary | 0.613 | -0.095 |
| Eigenvalues | 2.77 | 1.50 |
| % Variance | 55.51 | 27.94 |
| Cumulative explanation | 55.51 | 83.45 |

Factors underlined with eigenvectors (coefficients) $\geq \pm 0.70$ are considered significant.

Level of awareness of land dispute

Level of awareness of land dispute in the past in Table 7 reveals that 82.6% of total respondents were aware, 12.5% were not aware while 4.9% of respondents were not sure of land dispute in the past.

Table 7. Level of Awareness of land dispute in the past

| Awareness | Frequency | Percentage (%) |
|-----------|-----------|----------------|
| Yes | 323 | 82.6 |
| No | 49 | 12.5 |
| Not sure | 19 | 4.9 |
| Total | 2425 | 100.0 |

Frequency of occurrence of land dispute

Considering the number of times of occurrence of land dispute in Ebonyi State as presented in Figure 2, 69 (17.6%) agreed to one time, 102 (26.1%) of respondents agreed to two times, 97 (24.8%) agreed to three times, 61

(15.6%) agreed to four times while 62 (15.9%) agreed on more than four times. Thus, more than 50% of respondents have witnessed land dispute in their respective communities at least three times since they have been living in that community.

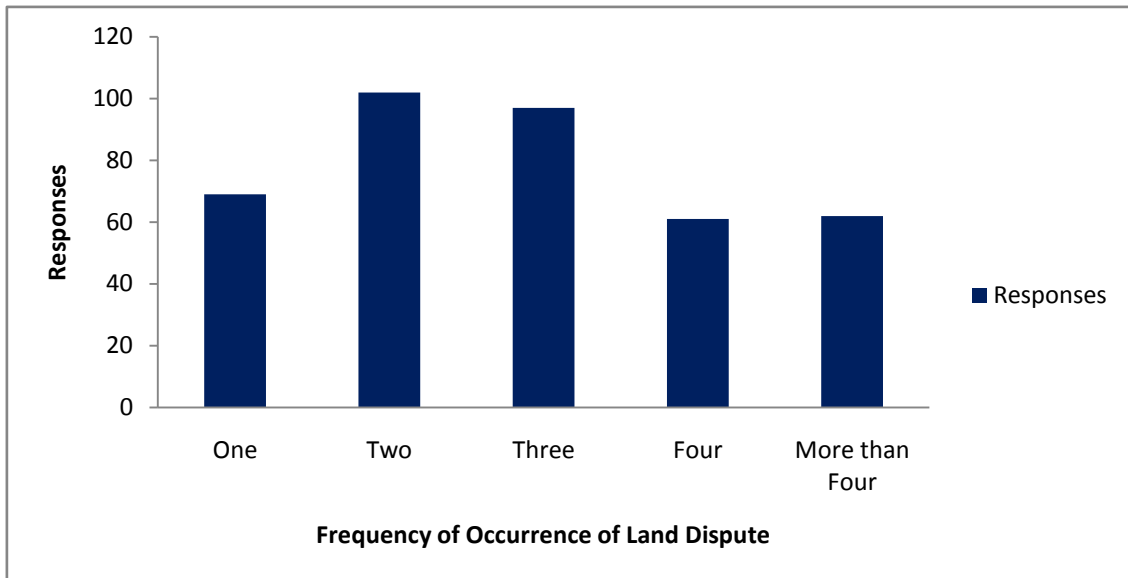


Figure 2. Number of times of occurrence of land dispute in the study area

Frequency of Land Dispute and Community Development

The relationship between frequency of land dispute and community development was computed and the correlation analysis is displayed in Table 8. The correlation coefficient between frequency of land dispute and economic development was negative and high ($r=-0.823$;

$p=0.003$). It is therefore discovered in the correlation analysis that the R square was 0.6773 suggesting that the coefficient of determination was 67.7%. This shows that 67.7% of explanation on the economic development of Ebonyi State can be given by land dispute arising from the communities.

Table 8. Correlation Statistics

| | Correlation Coefficient (r) | R square | Coefficient of determination | P value |
|----------------------|-----------------------------|----------|------------------------------|---------|
| Economic Development | -0.823 | 0.6773 | 67.7 | 0.003 |

Sociological Implications of Land Dispute in Ebonyi State

The sociological implications of land dispute in Ebonyi State is presented in Table 9 whereby it is revealed that 82.6% of total respondents attested that land dispute has resulted to the increase in the poverty rate of their community while 12% disagreed. However, 87.2% agreed that land dispute has brought about inequality in the community. For the educational attainment, the analysis revealed that 96.6% of respondents attested to the fact that land dispute made education to be worse in recent times. Land dispute has made the emotional/spiritual well being of residents to be abnormal while 63.6% of respondents agreed that land dispute has made

social relationships among individuals to be degenerated. Furthermore, 68.8% of total respondents agreed that the healthy condition of people is bad due to land dispute. Moreso, 81.3% reacted that land dispute has brought no equality in the resource control and development, 62.1% said life expectancy is reducing, 91% agreed that employment rate has dropped from what it used to be, 91% also agreed that frequency of committing suicide is higher, 65% agreed that fertility rate is not encouraging while 64.7% agreed that security in the community is no longer guaranteed. The analysis has just revealed that land dispute has seriously affected the sociological characteristics of individuals in Ebonyi State.

Table 9. Impacts of Land Dispute on Sociological Features of Residents

| Sociological Indicators | Strongly agreed | Agreed | Undecided | Disagreed | Strongly Disagreed | Total |
|---|-----------------|------------|-----------|-----------|--------------------|------------|
| Increased the poverty rate | 55 (14.1) | 268 (68.5) | 21 (5.4) | 45 (11.5) | 2 (0.5) | 391(100.0) |
| Brings about inequality in the community | 100 (25.6) | 241 (61.6) | 12 (3.1) | 23 (5.9) | 15 (3.8) | 391(100.0) |
| Educational attainment is worse during land dispute | 85 (21.7) | 293 (74.9) | 9 (2.3) | 1 (0.3) | 3 (0.8) | 391(100.0) |
| Social relationships among individuals have degenerated | 51 (13.0) | 198 (50.6) | 41 (10.5) | 76 (19.4) | 25 (6.4) | 391(100.0) |
| Emotional/spiritual well being of residents is abnormal | 67 (17.1) | 252 (64.5) | 7 (1.8) | 25 (6.4) | 40 (10.2) | 391(100.0) |
| Healthy condition is bad | 112 (28.6) | 157 (40.2) | 33 (8.4) | 29 (7.4) | 60 (15.3) | 391(100.0) |
| No equality in the resource control and development since the dispute started | 14 (3.6) | 304 (77.7) | 25 (6.4) | 4 (1.0) | 44 (11.3) | 391(100.0) |
| Life expectancy is reducing | 56 (14.3) | 187 (47.8) | 36 (9.2) | 71 (18.2) | 41 (10.5) | 391(100.0) |
| Employment rate has dropped from what it used to be | 85 (21.7) | 271 (69.3) | 15 (3.8) | 17 (4.3) | 3 (0.8) | 391(100.0) |
| Frequency of committing suicide is higher | 79 (20.2) | 277 (70.8) | 10 (2.6) | 21 (5.4) | 4 (1.0) | 391(100.0) |
| Fertility rate is not encouraging | 82 (21.0) | 172 (44.0) | 38 (9.7) | 65 (16.6) | 34 (8.7) | 391(100.0) |
| Security in the community is no more guaranteed | 49 (12.5) | 204 (52.2) | 39 (10.0) | 68 (17.4) | 31 (7.9) | 391(100.0) |

Socio-Economic Effects of Land Dispute in Ebonyi State
Effects of Land Dispute on education

As presented in Figure 4.2, 164 (41.9%) of the respondents recorded low attendance in school as one of the effects of land dispute on education in

the study area while 94 (24.0%) claimed that schools were closed down during periods. It was further revealed that 89 (22.8%) of the respondents agreed on partial close of schools while 11 (11.3%) agreed that there was no effect on education.

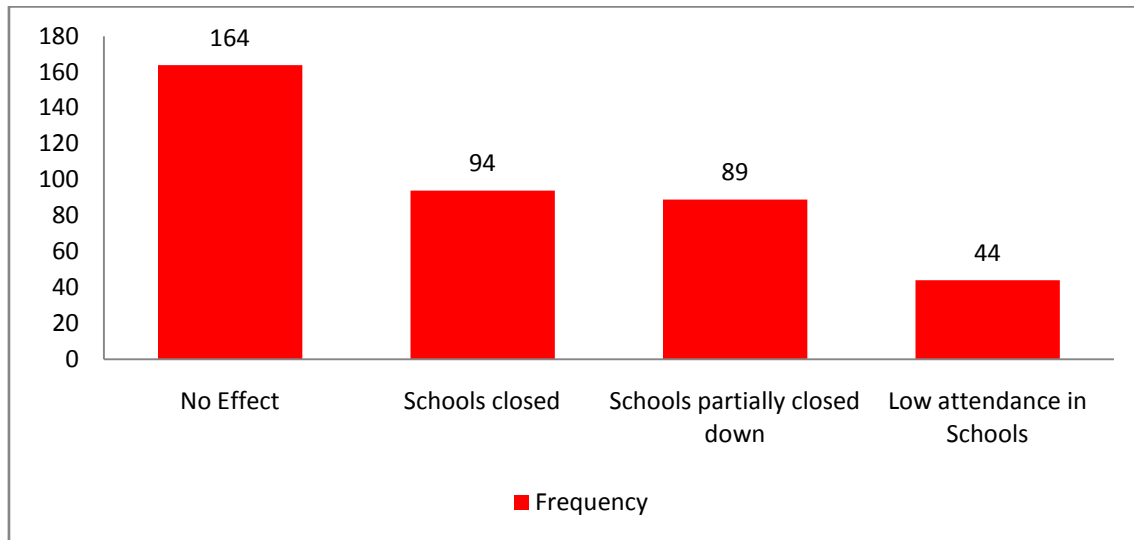


Figure 3. Effects of land dispute on education

Effects of land dispute on commerce

Findings showed that obstruction of entrance to work places and business activities was the greatest effect of land dispute on business activities as agreed to by 148 (37.9%) of the total respondents (Table 10). Restriction of movement was observed by 89 (22.8%) of the respondents

while 73 (18.7%) saw low supply of goods and services. However, 65 (16.6%) agreed on the complete closing down of work places and business activities while 16 (4.1%) of the respondents agreed that there was no effect on business activities (Table 10).

Table 10. Land Dispute Effects on Movements of goods and services

| Effects | Frequency | Percentage (%) |
|---|-----------|----------------|
| No Effect | 16 | 4.1 |
| Restriction of movement | 89 | 22.8 |
| Obstruction of access to business place | 148 | 37.9 |
| Low supply of goods and services | 73 | 18.7 |
| Business closed down | 65 | 16.6 |
| Total | 391 | 100.0 |

The relocation of companies due to land dispute in Ebonyi State presented in Table 11 whereby 41.7% of total respondents simply agreed that there was relocation of business firms due to land dispute while 26.5% strongly agreed. This

shows that 68.3% of the respondents agreed that relocation of companies or factories or business centres took place Also, 14.6% could not decide if there was any relocation of business centres and 17.2% disagreed of the relocation.

Table 11. Moving of business firms due to land dispute

| Response | Frequency | Percentage (%) |
|--------------------|-----------|----------------|
| Strongly agreed | 104 | 26.6 |
| Agreed | 163 | 41.7 |
| Undecided | 57 | 14.6 |
| Disagreed | 53 | 13.6 |
| Strongly disagreed | 14 | 3.6 |
| Total | 391 | 100.0 |

The number of business firms that relocated due to land dispute in Ebonyi State is presented in Figure 4 which revealed that 19.4% of total respondents agreed that less than 3 business firms relocated, 15.8% agreed that between 3 and 5 business firms relocated; 36.5% agreed that

between 6 and 7 business firms relocated while 15.7% of total respondents agreed that between 8 and 9 firms relocated due to conflict. However, 12.6% were of the view that no business firm relocated due to land dispute.

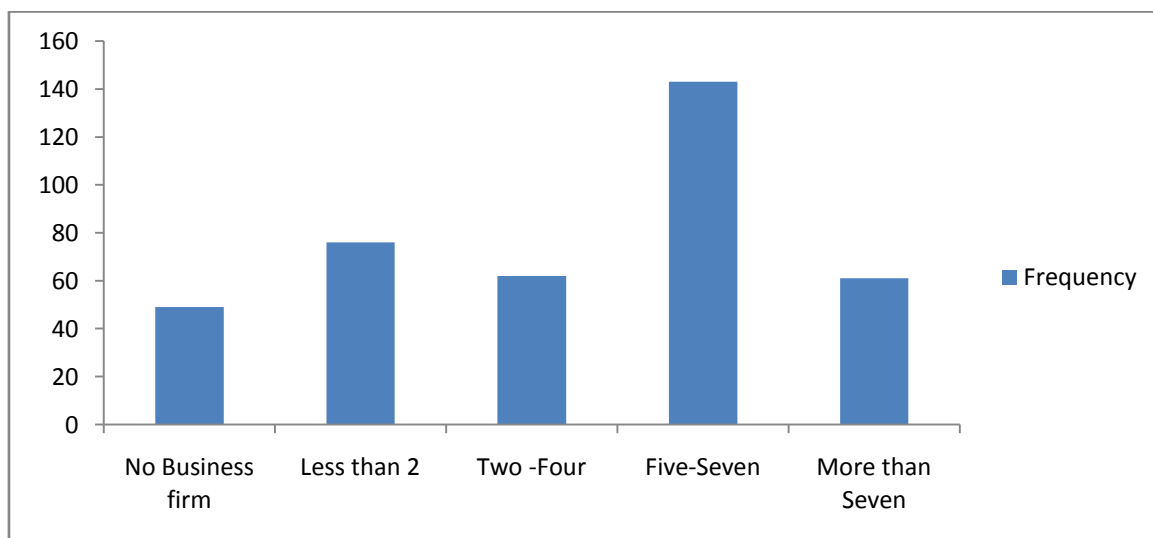


Figure 4. Number of Business Relocated due to Land Dispute

Effects of Land Dispute on Health Care Services

The effects of the land dispute on health care services were found to be range from lack of access to the facilities to complete or partial close down of the health facilities. Table 12 reveals that 34.3% of the respondents agreed on partial close

down of the health care services while 33.0% agreed on lack of access to the hospitals. Complete close down of health facilities was observed by 30.9 % of the respondents as the effects of land dispute on health care services.

Table 12. Effects of land dispute on health care services

| Effects | Frequency | Percentage (%) |
|-----------------------------|-----------|----------------|
| No effect | 7 | 1.8 |
| Lack of access to hospitals | 129 | 33.0 |
| Closed down | 121 | 30.9 |
| Partially closed down | 134 | 34.3 |
| Total | 391 | 100.0 |

Effects of land dispute on transportation

The effects of the land dispute on transportation services presented in Table 13 shows that 40.9% of the respondents agreed on lack of vehicles and boats while 28.6% agreed on

hindrance of vehicle movement. Increase in the transportation fares was observed by 25.2% of the respondents while 5.1 % agreed that there was no effect on transportation.

Table 13. Effects of land dispute on transportation

| Transportation type | Frequency | Percentage (%) |
|--------------------------------------|-----------|----------------|
| No Effect | 20 | 5.1 |
| Increased transportation fare | 99 | 25.3 |
| Lack of vehicles/boat | 160 | 40.9 |
| Obstructed movement of vehicles/boat | 112 | 28.6 |
| Total | 391 | 100.0 |

Effects of Land Dispute on Residents' Livelihood

Types of effects of land dispute experienced by the residents with respect to their livelihood and ways of life in Ebonyi State are presented in Table 14 which reveals that 27.4% of total respondents agreed on loss of lives, 18.2% agreed on damage of properties while 7.4% agreed on kidnapping. Furthermore, 13.0% agreed on loss

of social tiers, 11.0% agreed on trauma of forced move from village, 12.8% agreed on displacement from place of abode while 10.2% agreed on loss of farmlands/fishing ground. The analysis therefore reveals that loss of lives, damage of people, and loss of social tiers gained more reputation in terms of the effects of land dispute by the residents in the study area.

Table 14. Effects of land dispute on residents' livelihood

| Effects | Frequency | Percentage (%) |
|--|-----------|----------------|
| Loss of lives | 107 | 27.4 |
| Damage of properties | 71 | 18.2 |
| Kidnapping | 29 | 7.4 |
| Loss of social tiers | 51 | 13.0 |
| Trauma of force movements from village | 43 | 11.0 |
| Displacement from place of abode | 50 | 12.8 |
| Loss of farmland/fishing ground | 40 | 10.2 |
| Total | 391 | 100.0 |

Awareness of measure taken to resolve land dispute

The awareness of any measure taken to resolve the land dispute is shown in Figure 5 whereby 72.1% of respondents agreed of being aware of some measures taken to resolve the land

dispute, 22.8% disagreed of the measures while 5.0% did not have any response for the awareness. More than 90% of respondents in the selected communities were aware of the measures taken to resolve land dispute.

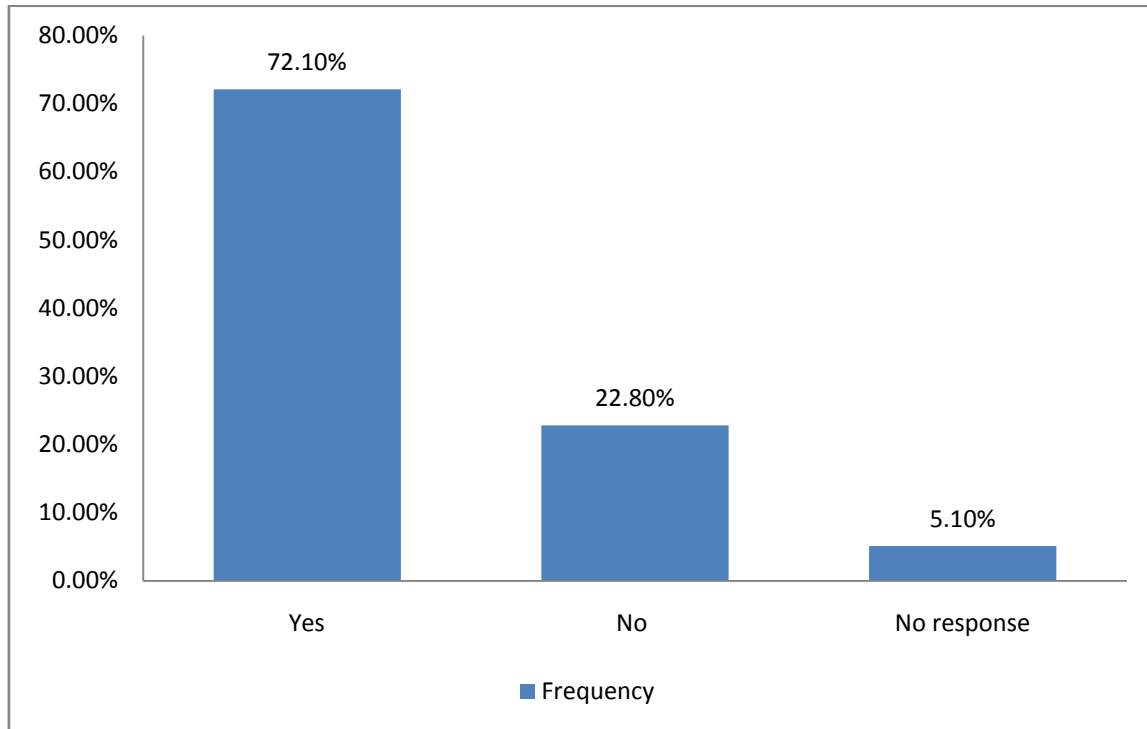


Figure 5. Awareness of any measure taken to resolve land dispute

IV. DISCUSSION OF FINDINGS

Findings on socio-economic characteristics of respondents reported that majority of the residents involved in the study area were males. This may be due to higher vulnerability levels of the females during land dispute which might have reduced the number of females in the study area. This is in line with the study of Stiftung (2005) which noted that females are the most vulnerable gender during land dispute. The formal education received by majority of the respondents indicated that majority of the respondents were able to read and write and with this ability, their knowledge and awareness of land dispute would more adequate which may also earn them the ability to understand land dispute resolution measures. It has been reported that there was a significant relationship between level of awareness of land dispute and education ($r=0.784$) (Arokoyu and Ocholor, 2016). Smith (2010) also noted that in conflict-affected situations, education is about service delivery because it is a means of socialization and identity development through the transmission of knowledge, skills, values and attitudes across generations. Thus, education may be a driver of conflict (fuelling grievances, stereotypes, xenophobia and other antagonisms) but can also be a way of contributing to conflict transformation and peace-building.

The household monthly income shows that majority of the residents of the land dispute-ridden communities in Ebonyi State earned between ₦20, 000 and ₦80, 000. This may be possible because the residents may have more opportunity to relate with people in government to enrich themselves and more importantly, the local residents are use to seek for information on the factors of land dispute, time of dispute and duration that the dispute.

The most involving type of employment in the study area was farming and; trading/commerce while only 4.1% were industrial workers. This may have influence on the level of awareness of land dispute in Ebonyi State. Warner (2000) viewed that change in rural employment activities may result from the arrival of rural-based industries, e.g. crop processing, manufacturing, extractive industries, oil and gas, and construction projects.

The dominating factors leading to land dispute in Ebonyi State through the residents' perception included land ownership dispute, environmental degradation and lack of clarity of available documentation or understanding of title deeds and plans. Ichite (2015) reported that land is a key economic asset and a basis of livelihoods, and it is also closely linked to the identity, history and culture of communities. Bob (2010) also confirmed it that land and natural resource are never the sole cause of confrontations but Ichite

(2015) informed that land dispute has become violent when linked to wider processes of political exclusion, social discrimination, economic marginalization, and a perception that peaceful action is no longer a viable strategy for change. Nyborget al. (2012) reported that dispute is always caused by the interaction of political, economic and social instabilities, bad governance, failed economic policies and inappropriate development programmes which have aggravated ethnic or religious difference and environmental degradation. Moreover, using PCA, the basic significant factors determining community conflicts in Ebonyi State were lack of clarity of available documentation or understanding of title deeds and plans, environmental degradation, unemployment of the indigene, population pressure and resource control. Findings revealed that significantly negative relationship existed between the frequency of land dispute and economic development. This indicated that as the frequency of land dispute is increasing, the economic development of the community continued to decline. According to King and Murray (2001), it is reasonable that it is not possible to understand economic development without understanding land dispute. Most of the sociological characteristics are affected by land dispute as perceived by the respondents of the study area. These characteristics include poverty rate, inequality in the community, educational attainment, social relationships, emotional/spiritual well being, healthy condition, resource control, life expectancy, employment rate, frequency of committing suicide, fertility rate, and security.

However, land dispute has grossly affected the socio-economic characteristics of individuals of the study area. These included education, health, transportation, and businesses. In the report given by Iyoboyi (2014), land dispute occurrence has affected the personal safety, health, education and many other areas of economic life, thus biting hard on individual and national productivity. It was also noted that land dispute has negative impact on trade, economic growth and development as well as overall well-being and subjective happiness (Iyoboyi, 2014). The study further reveals the loss of lives, was the most common effect on the residents of the study whenever land dispute broke up. This may be possible because the security level might have been degenerated whenever there is dispute and everybody takes law into his/her hands. The findings are in agreement with Sany (2010) reporting that dispute always lead to destroyed infrastructure, displaced students and teachers, and school closures. For the effects on education,

Justino (2014) has reported that dispute is connected with the destruction of infrastructure and resources needed to maintain functioning education systems; breakdown of communities as a result of people fleeing areas of violence, which affects how children are educated and under which circumstances; and the distributional and equity effects in terms of who accesses which type of education that may prevent many from attending school. The finding agreed with Nyborget al. (2012) who reported that the effect of land dispute were limited access to market due to security check points, psychological stress and continued fear and insecurity limits participation in recovery activities (particularly women).

V. CONCLUSION AND RECOMMENDATIONS

The study can be concluded that land dispute has affected the sociological characteristics of residents of the affected communities in Ebonyi State. Land dispute is majorly caused by lack of clarity of available documentation or understanding of title deeds and plans, environmental degradation, unemployment of the indigene, population pressure and resource control which have seriously affected the socio-economic development in the affected communities. Thus, based on findings the study recommended that Ebonyi State Government should involve more on the issue of land dispute in the affected communities in order to reduce the frequency of occurrence; a legal and tactical ways to resolve the problem of resource control and environmental degradation in the communities in Ebonyi State; and laws such as land tenure act should be enforced by appropriate agencies.

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