

Geospatial Analysis of Land in Disputes in Oyo Metropolis

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ABSTRACT

Accurate information about status of land and its effective communication can greatly assist to prevent land related problems and improve land governance. This study went on errand of geospatial analysis of land in dispute cases in Oyo metropolis. The research used the empirical data as well as geospatial technology to analyze the land in dispute case in the study area with a view to provide accurate information that can support investors as well as general populace in making appropriate decision while engaging in land transaction. The research identified and recorded twenty cases of land in dispute in Oyo metropolis. The dispute cases vary across the local governments in the metropolis. Seven cases in Oyo east local government, six in Oyo west, four in Atiba and three in Afijio local government areas. This corresponds to 35%, 30%, 20% and 15% respectively of all the cases across the local governments. It was also revealed that the cases have been lingering for varying length of period. This period ranges from between 1 to 5years, 5 to 10years and above 10years. Oyo east has largest numbers of dispute cases that falls in the range of 1 to 5 years, this is followed by Oyo west, Atiba and Afijio in that order. The length of cases that fall in the range of 6 to 10years are similar across all the local governments. Oyo west has the largest number of cases that fall in the in the range of 10 years and above. This is followed by Oyo east. No cases were found lingering above ten years in both Atiba and Afijio local governments. The major causes of dispute were ownership, unauthorized sale and trespass. Ownership claims were more pronounced and common across all the local government and this is followed by unauthorized sale of land. The locations of various land in dispute across all the local government were georeferenced, addresses were coded, and mapped to produce corresponding geolocal and geo-visual map of land in dispute in the study area. This research hope to serve as guide for investors and general populace in making appropriate decision while engaging in land transaction in Oyo metropolis. It also represents a strategic approach toward mitigating land related problem and improving land governance.

Keywords: Geospatial, Analysis, Land status, Land in dispute, Oyo metropolis

INTRODUCTION

The desire for land is an undeniable instinct for all created being, the dead inclusive [10]. It is on it he survives, progress and finally covered when he ceases to be living. Therefore individual, group, foreigners, family, community, as well as government are seeking to secure land for progress and development [1].

The available land has already been faced with varying degree of pressures due to natural and anthropogenic factors such as population increase, climate effect, human and animal activities etc. [9]. It is therefore worthy to note that dispute over land has made the available piece of land at particular place to be inaccessible, this situation therefore poses a serious hindrance in the way of human progress and development.

The scramble for the available land for investment and other purposes has made unsuspected populace including foreign investor to unknowingly fall trap into acquisition of disputed land. This pose a great treat to the financial commitment of the investors and general development of the area where such is happening [6].

It is important that there should be policy to ensure reliable land market one which guarantee sustainable urban growth through secured economic growth and infrastructural development [12]. However, there is lack of information and data driven study that identified and map various locations where there is land in dispute. As a result of this lack of information populace fall prey to transact in land in dispute which does not guarantee sustainable economic progress.

Therefore, there is need to provide assistant or support, available through geospatial information and technology which can safeguard general populace particularly foreign investor from being in tangle of land market or transaction that are in dispute or prone to dispute so as to avoid its subsequent detrimental implication [5].

This study determined to go on an errand of spatial analysis of land in dispute in local governments across Oyo metropolis using geospatial information techniques. This is a technique that enable spatial data to be acquired, stored, manipulated and analyzed for various decision-making process and help to contribute positively to proper land administration and governance [7].

[2] has underscored the important of geospatial technique in providing spatial pattern of land dispute cases base on various conflicting claim. The aim of this work is therefore to investigate the land in dispute cases, identifying location and map out area of land in dispute in Oyo metropolis using geospatial information technique. This information can thereafter be made accessible during search exercise and serve as base for further investigation when transacting on available land.

Aim and objectives of the study

The aim of this research is to carryout spatial analysis of land in dispute cases in Oyo metropolis with a view to provide guide and support in making appropriate decision by the investors and general populace while carrying out land transaction or venturing into legitimate land market.

The specific objectives are:

- Investigate into the cases that are subject of land dispute within the study area.
- Determine the status of dispute cases regarding a particular land within the study area
- Identify and map out locations of the land which is subject of dispute cases within the study area

MATERIALS AND METHODS

Study area

The location of this study is Oyo township and its environment or simply Oyo metropolis. It is an ancient town located within southwest of Nigeria and Oyo state was named after this town. It falls on ZONE 31 universal grid of geographical location between coordinates 576750mE – 621650mE and 844500mN – 953350mN

It comprises of four local governments areas viz: Atiba, Oyo east, Oyo west and Afijio local government areas. Historically, Oyo town represented a sit of power for Yoruba empire that extend a very vast geographical area even to the Benin republic. Oyo town has experienced different phases of developments as a foremost administrative center of Yoruba empire to producing regional center, capital cities and separate states within the federation of Nigeria Nation and accompany economic and infrastructural growth of these extractions [3].

This development is favoured partly due to geographical nature and extent of the empire as well as culture, belief and political and administrative structure of the ancient town [8]. This development is predicted to metamorphous the current Oyo metropolis into city and become ranking city among word cities, therefore any hinderance or obstacle to the realization of this prediction must be guided jealousy and strategically. The figure1below represents current graphical space of Oyo townships as positioned in Oyo state and Nigeria Nation.



Fig. 1 Map showing the location of study area within Oyo state and Nigeria Nation – (Source: Map online, Oyo state ministry of survey and Esri web

Data source

The study is both quantitative and qualitative in methodology. The data sources were obtained from the state high court and key informant interview. Twenty cases of land disputes were recorded from the Oyo state high court, Oyo, across the four local governments. Each case span different period but generally range from within a year to above ten years of existence. The cases are neither criminal in nature nor experience any violent tendency. It remained purely civil in nature. Key informants include the chiefs, community leaders and members of state government boundary committee and selected parties' members involved in dispute. The locational map of entire study area and areas of land in disputes were sourced from the living atlas of the ArcGIS online/Esri

web, google earth pro, Surveyor General office, Oyo state and field coordinates using geographic positioning system (GPS).

RESULT AND DISCUSSION

The result of this study will be presented using descriptive method, statistical graphs and maps. The discussion will be approached qualitatively.

Number of dispute cases

The results of this study found out that the dispute cases on land across the local government in Oyo township is varied spatially. The number of cases in Afijio, Atiba, Oyo west and Oyo east are 3,4,6 and 7 respectively as shown in fig 2. This amount to 15%, 20%, 30% and 35% respectively of total number of all cases in Oyo township, fig. 3. This shows that the Oyo east Local government experience highest number of land dispute cases while Afijio experienced the least number of land dispute. Oyo west and Atiba local governments come second and third position in rank base on land dispute cases.

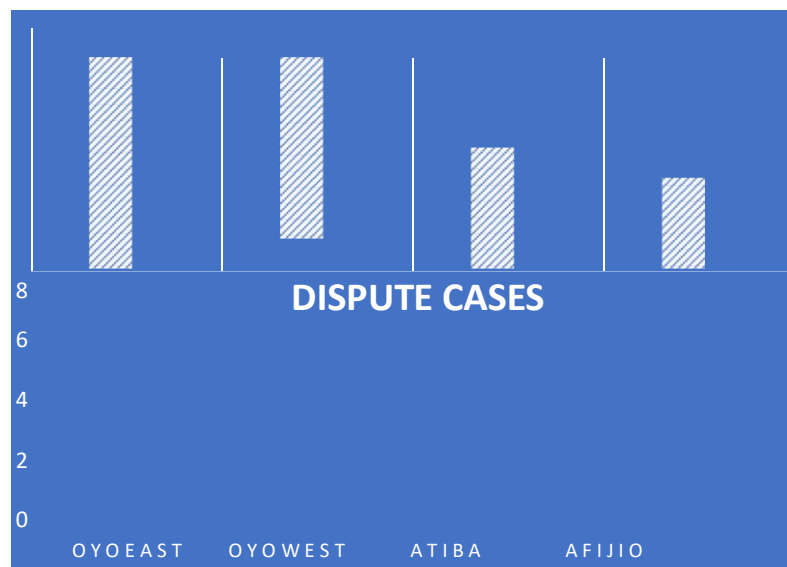


Fig 2 - Number of dispute cases across the local government in Oyo townships

Sources: Author Analysis (2025)

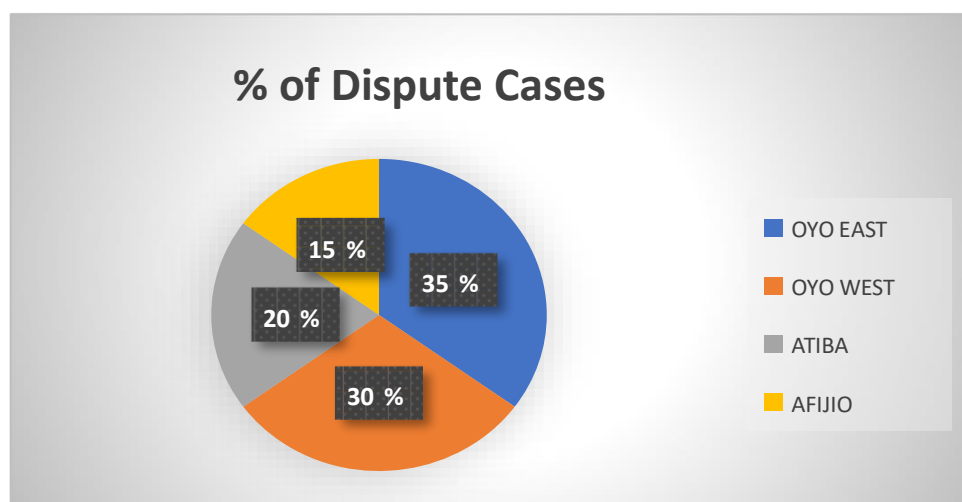


Fig. 3 - Percentages of dispute cases across the local government in Oyo townships

Sources: Author Analysis (2025)

There are other form land disputes which this study categorized as both subtle and administrative matter. The subtle one is within settlement of negotiation between parties involved and community mediation mechanisms. The administrative dispute matters are those under local administrative boundary which its settlement fall solely on boundary commission and constitution amendment as opined by one of the members of state boundary dispute committee.

Length of Land dispute cases

Land dispute cases have been persistently occurring in different location of all local governments across Oyo townships. The length of this varies spatially across all the local government within Oyo township. The range of period as shown in the fig. 4 is classified in to three, between one to five years (1-5 years), between five to ten years, (5-10) and above ten years. This research study the cases on land dispute base on the length of period and it was revealed that land dispute cases in Oyo east shows highest number with shortest period between the length of one to five years (1-5 years). This is follows by Oyo west and Atiba local government. The least number of cases within this period are found to be in Afijio Local government area.

The study reveals that number of land dispute cases in all the local governments within the town is relatively the same in term of length of cases between five to ten years (5-10 years). It was however shows that Oyo west local government has highest number of cases that experience longest period of land dispute cases and this is follow by Oyo east local government. No land dispute case falls under this category of length of period in both Afijio and Atiba local government areas of Oyo township.

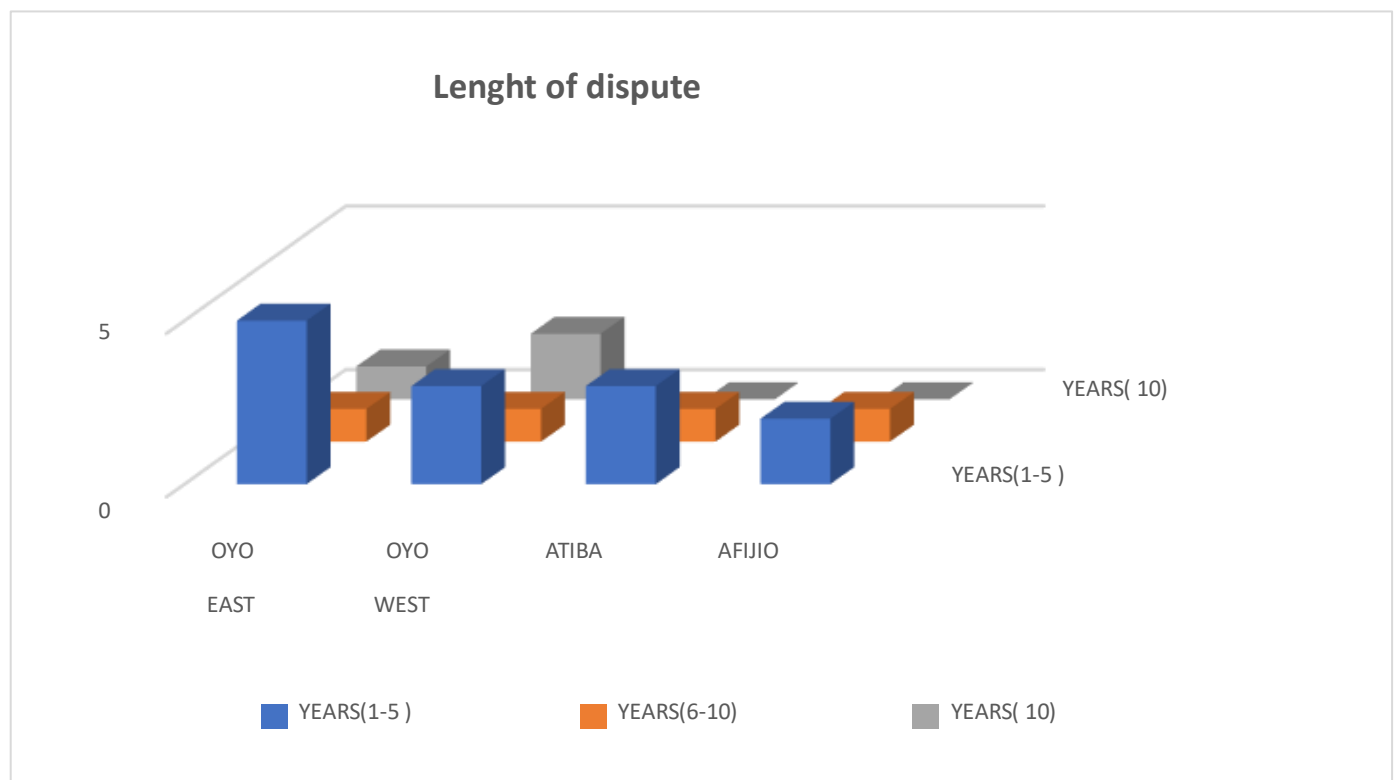


Fig. 4 - The length of period of cases across the Local government in Oyo township

Source: Author Analysis (2025)

Causes of land dispute

There are various reasons that lead to cases of dispute on land matter. The causes of the land dispute cases in Oyo township were study in this research. It was reveals that the causes of dispute are similar across all local governments with slightly difference on the intensity of each cause. From the fig. 5 above it is shown that causes of dispute are ownership, sales and trespass. The cases of ownership dispute on land were pronounced in Oyo

east local government, this is followed by Oyo west, Atiba and Afijio Local government in that order of intensity. Similarly, dispute regarding unauthorized sale of land, Oyo east and Oyo west local government rank the same level while Atiba and Afijio local governments are in the same level. As per the cases based on the trespass Oyo east and Atiba have no record of dispute but Oyo west and Afijio experience the same level of dispute regarding trespass.

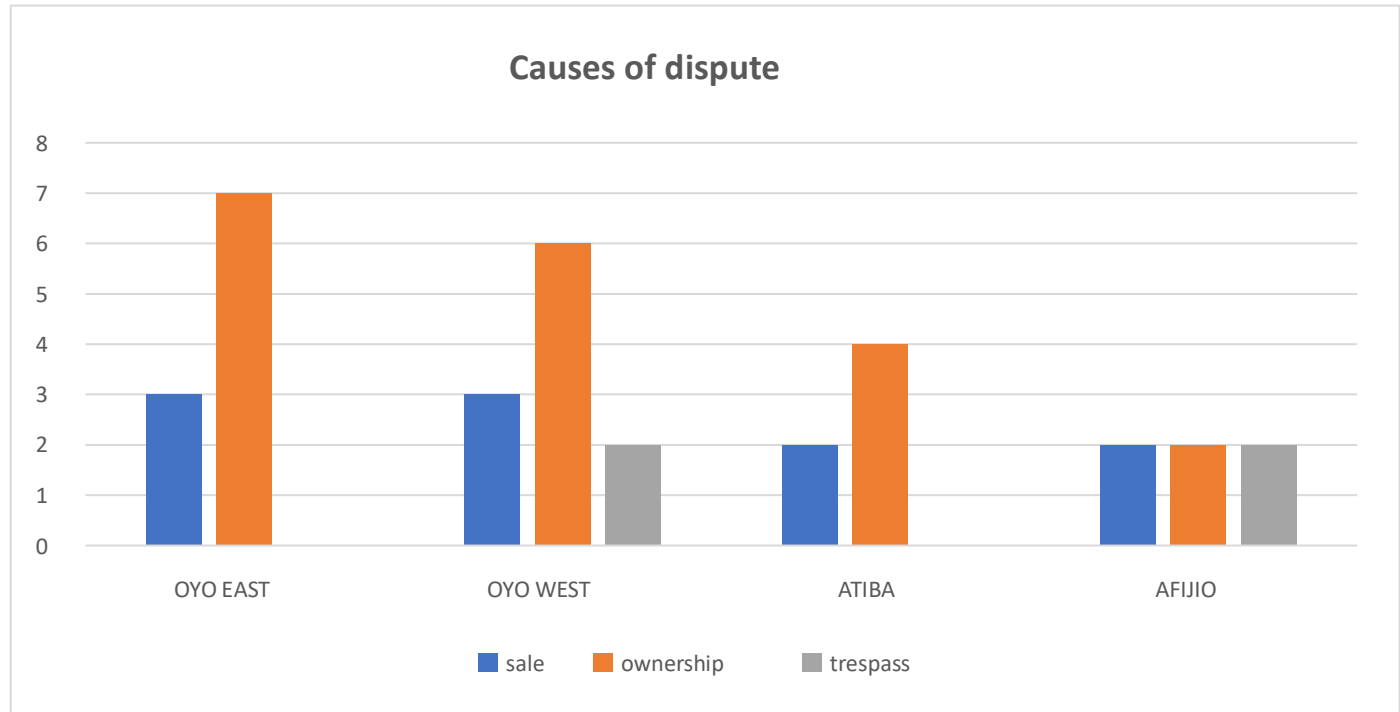


Fig. 5 - Causes of land dispute cases across the local government in Oyo township

Sources: Authors Analysis (2025)

Location of land in dispute

It is important to identify and know the location of area of land in dispute by the investor or his/her representative who intend to transact on any land, this forms part of search operation under tenet of due diligence [13]. The awareness of this is solely responsibility of various experts on land matters through the adoption of policy of good land governance by the appropriate administrator [4]. Therefore, the various locations of land in dispute in the local governments across Oyo townships are shown in point icon blue colour in figure 6.

In Afijio three location areas were subject of land dispute. These locations are: Adegbenke family land along Iminni, Farmland at Boseere Ajadi area, Jobele, and Ogbigbi Itosi area, Akinmoorin coded with the text label as D_GB, D_BS and D_OG respectively on the entire map. In Oyo west there are six different land locations that are subject of dispute. These are: Kajola laagbe land along Ogun River, land at Block 1, plot 12, Gedu scheme, Old Idi-gedu teak, Soku family land, Soku village, via Fashola farm settlement, land at Block 1, plot 11 and block iv, plot 22, Gedu scheme, Old Idi-gedu teak plantation. All coded with text label as D-KJ, D_GA, D_SK and D_IP respectively. There are two different locations within D_KJ and D_GA areas which are subject of dispute. In Atiba local government four different locations are in dispute cases, these are: Land at Olugbile Kososi and Olugbile idi-omi, Land at Igbo-oloyin, baba ibeji village, via Fashola, Bale agbe village land, and Ekefa family land bounded by Ajambata, Lagbe-Lagbe, Onirebara and Apata oku family land. All were coded with text label as D_OL, D_IG, D_BA, and D_EK respectively. Finally in Oyo East local government there are seven locations which are subject of dispute, these include: Alahoro land at Fadesere-Odofin-Ojetoro-Adebimpe area, ApataAgbaale land, between ona-aka and Akeetan village, Kelebe village land, Elete village land along Oyo ogbomoso road, land at Abolongo-oriawo-ifeodan road, and Oko-omooba land along ife-odan road coded with text label as D_OD, D_AP, D_KL, D_EL, D_AO, and D_IP respectively.



Sources: Authors field work (2025)

CONCLUSION

The study reveals the interplay of various right to land such as right to sale, right to use and right to own with cases of land dispute. This situation is a sign of land tenure insecurity and poses a serious challenge to financial investment, economics activities and developmental projects in many of these locations. Although the cases are still civil as at present it can however be escalated to criminal cases and lead to disruption of social order, economic activities, loss of property and life, unimaginable social insecurity etc. especially as the town continue to witness urban growth. Therefore, this study recommend that government intensify effort to implement modern

strategy for proper land governance. There is the need to develop policy to support security of land tenure that will not interfere in determining the ownership or stewardship of the land by the state sovereignty [12].

The study however hopes to serve as guide to general populace especially foreign investors or their agents while engaging in a legitimate land market or transaction. It also recommends that there is need for further effort at investigating the various causes of land dispute in this area in other to reduce the menace of dispute cases and improve the security of land holding

Credit authorship contribution statement

L. O. Muhammed: Writing– original draft, Methodology, Data acquisition and analysis, Conceptualization. Ayo Babalola: Writing– review & editing.

Ethical approval.

All data used were officially acquired and the purpose was openly disclosed to be research. Approval was equally granted.

Declaration of Competing Interest

The authors declared that no known financial interests or personal relationships that could have appeared to influence the work reported in this paper.

Data Availability

Data used for the research described in the article were source from appropriate quarters e.g., State High Court, State Ministry of Land.

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