

Urban and Rural Land Use Dispute in Nigeria Ethnic Group: Challenges of Rural and Urban Residents over Landed Property and Title

Ubani, Princewill¹, Kio- Lawson, Datonjo², Iyowuna Jonah³

^{1,2} *Department of Urban and Regional Planning, Ken Saro - Wiwa Polytechnic Bori, Nigeria,*

³ *Department of Surveying and Geomatics, Rivers State University Port Harcourt, Nigeria,*

**Corresponding author*

Abstract: The research assessed the causes of urban and rural land conflicts in Nigeria. The investigations centred on urban and rural land dispute in Nigeria and the relationship between residents of urban and rural communities and land dispute. The questionnaire was employed to obtain data on sources and causes of ethnic land dispute from residents. The study identified the 9 causes of urban and rural land dispute and revealed that scarcity/ land value price, boundary dispute, land use change, urbanization, violent demolition enforcement, compensation challenges, sharing of diseased property, land owners and human right violators are among the sources of urban and rural land dispute. In addition, the study also shown that there was a strong positive connexion between urban land dispute and non-indigenes of ($r = .178$, $p < .05$) and a positive moderate relationship between families and rural land dispute ($r = .321$, $p < .05$). However, there was a negative relationship between land acquired for public purposes and urban land dispute ($r = -.055$, $p > .05$).

Keywords: urban, rural, land, dispute and challenges

I. INTRODUCTION

Land dispute occurs when incompatible claims to right over a particular land by different parties, attentive on a specific portion of land that may be handle inside the current legal foundation of a nation. In sub-Sahara African, Lands designated residential, commercial, industrial, institutional, and agricultural and transportation properties in either rural or urban settings always generate dispute or controversy triggered by individuals of similar or diverse ethnicity who exercise unconditional or possessory right over a delineated geographical space. Such dispute may be caused by administration of deceased estate or property under intestacy, encroachment, violation of planning scheme, survey plans, customary allotment of site, family or locality farmland sharing, etc.

Therefore, any dispute emanating from rural and urban landed properties be it residential or not may equally impacted negatively and regrettably involved the loss of lives and properties. Such dispute constituted the substantial percent of subject of litigations before the temple of justice and panel of arbitrators across the urban and rural hemisphere. Therefore, deters community development that varies from on district to

another. That is why Benjaminsen, Alinon, Buhaug and Jill (2012) adopted regional court data on land-use conflicts were gathered and analyzed across Mopti) Mali. After all the necessary comparison of the struggled data with statistics on concurrent climatic conditions, the result proved that climate inconsistency is a significant driver of these conflicts. Additionally, the study conducted a qualitative analysis of one of the major land-use conflicts in the region but revealed that factors other than those directly related to environmental conditions and resource scarcity dominate as plausible explanations of the violent conflict. They contend that agricultural encroachment that obstructed the mobility of herders and livestock, opportunistic behavior of rural actors as a consequence of an increasing political vacuum, and corruption and rent seeking among government officials were the three physical and prominent factor that drivers behind these conflicts:

Klaus and Raffaella (2006) Employed huge literature to debate on the effect of titles on tenure security in Africa while slight consideration were devoted to land conflicts. His research adopted Ugandan data related that related to incidence of land conflicts, effect of legal changes on their frequency, and their impact on productivity. However, the findings established that female-headed households and widows are particularly affected and legislation of the 1998 Land Act could not decrease their number, but have a significant and huge productivity-declining impact. They concluded that a very minor consideration to land-related conflicts with measures to prevent and determination they stood as a central area for decision making and further investigation.

Sandaand Janet (1999) stressed that settings could meaningfully control community participation in verdicts to change a community's physical space. They added that the classes of setting envisaged to occur in such conflicts are common and like to be assessed via a landfill dispute. Study also opined that a planned vagary to community land use regularly triggers protracted disputes. Whereas Cognitive psychology, communication, and decision-making investigations maintained that settings, that screen public awareness in respect to problem, may probably disturb

conflict processes and outcomes. Finally, the recommended for ascertaining frames and planned for consultants intervening in physical change conflicts.

Hilson (2002) evaluated the determinants and effect of land use conflicts among large-scale mines and community groups, and classifies sequence of land use conflict determination approaches for mine administration. He stressed that problem of mines that requires an important expanse land to function, or concur with the citizenry and habitants of neighboring communities who cast their livelihood upon the land. The author also established that supreme of the inescapable environmental challenges that takes place on land such as erosion, sedimentation and removal of vegetal cover were broadly expunge by locals while unfortunate communications and exceedingly avoidable environmental accidents have exist, persisted and remains the key sources of strong land use conflict between mines and neighboring communities. Since governmental involvement is often minute and majority of the charges rests only with the mine administration to avert and settle land use conflicts perfectly. His studies concluded that no government policy can exists that will completely satisfy both the surrounding communities and large scale mines.

Takashi and Klaus (2005) investigated the determinants of land conflicts and their impacts on input application in Kenya. The study utilized acontemporary survey of 899 rural households while the result shown that widows are more likely to experience pending land conflicts especially any time their lots are registered under the names of their deceased husbands than when titles are registered under their names. They further discover that awaiting conflicts decrease the biological fertilizer presentation, found to be short-term investments in soil structure.

Petros (2010) vehemently appraised the existing studies on usual resources and conflicts but illustrated superior prominence on a specific natural resource and productive land. He maintained that land is a separate natural resource that creates an important pace in analytical considerate towards the origins of con- conflicts due to the intrinsic individualities of land product. However, the author added that the chances of fighting over land is the agricultural product itself and the second chance were the value of land prize while the analysis concluded that the study built a convincing argument via existing theoretical and empirical investigations on determinant role of relative land scarcities in generating conflicts.

Francis and Tomoya (2013) adopted communal, family and property level information to determine dissimilar forms of conflict in Uganda. Their analysis revealed that recipient communities /host more migrants have the tendency of experiencing higher land conflicts than those sending migrant out. They maintained that conflicts by types were experienced by many tribes that receive many migrants which is associated with higher probability. However, the study used community

and household data with plot-level information to explore the determinants of different forms of land conflicts and the conflicts' impact on agricultural productivity in Uganda. Tracing rural-rural migration patterns, they discovered that communities that receive/host more immigrants (and thus have many coexisting tribes) tend to have more land conflicts than those sending migrants out. Unbundling conflicts by type reveals that the number of tribes and being in a 'receiving' community are associated with a higher probability of eviction conflicts than 'sending' communities and those with fewer tribes. Turning to conflict impact, we find that plots with conflicts have 17% lower yield than those without conflicts. Moreover, breaking down conflicts by type reveals that plots with eviction conflicts have 36% lower yield than those with inheritance conflicts. Our results suggest that rural-rural migration weakens community-specific informal land arrangements and conflict resolution mechanisms, which, in the absence of formal institutions, result in eviction conflicts that, in turn, hurt productivity.

Moses, Sophia, Ayoub, Eson, D.K., Lughano, J.M.K. (2011) used Participatory Urban Appraisal (PUA) techniques, direct researchers' observations, grey literature(primary and secondary) to assess the negative consequences of land acquisition programmes on the original communities' source of revenue and environment. The Investigation conducted in 4 districts covering the borders of Morogoro Municipality and some portion of Uluguru Mountains forest reserve, also demonstrated the prominent outcome of a study held in Morogoro Municipality of the same Tanzania although the result opined that land acquisition programmes in Morogoro Municipality of the same Tanzania have a negative impact on the means of survival for indigenous people and the environment. However, conflict determinants such as loss of land, loss of means of livelihood, disruption of economic activities, persistent land-related conflicts, and relocations to poorly developed areas, inadequate and late compensation, and environmental degradation were associated with periphery areas of Morogorotanzania. In addition, their study also discovered that Incongruity over the operation of the necessities of the land achievement rule was discovered to as the major foundations of land acquisition connected disagreements while truncated level of education and inexperience of the law by the popular of the indigenous people was known as another cause of land-related disputes. They concluded that adequate discussion and awareness campaign in respect to land acquisition workouts, payment of full, fair and quick reimbursement to the affected people, endorsing upkeep cultivation on the mountain slopes, establishment of awareness packages on the land laws and strategies, as well as educating commonplace residents' access to government organizations in charge for the delivery of justice.

Melanie and Carole (2016) initiated a template for land conflict scrutiny, which relied on relevant literature and documents with superior subject. The research further looked at other causes of land conflict drivers but hammered

seriously on changes and urban land conflicts consequences, different varied corrective perceptions, environmental security, political ecology, legal anthropology, land governance, conflict analysis and management, and urban conflict and violence. However, the study concluded that severe competition for land and monitoring aspect of states encourage conflict and in most cases promote violent, which is a major challenge to community development, urban authorities and residents.

in the peri-urban areas of Xalapa, Mexico, and Juba, South Sudan conflict, the process of informal settlement improvement in Thekwini (Durban), South Africa, and Nairobi in city, (2016) address ways recent tenure law replicates the features and consequences of earlier conflicts. Their study explained that land conflict analysis most embrace definitional categories, the material and emotional dimensions of access to land, conflict and violence, and tenure. They maintained that it requires the classification and investigation of the interests and behaviour of the different players concerned in urban land conflicts. While the analysis must concern interactions and associations between those involved at dissimilar categories (household, local, citywide, national and international).

Using social, institutional, economic procedures, welfares and the allied prominent actors that interrelate to generate conflicts in Tanzania, Habibullah, Andre, Yansui and Javed (2017), look at the challenges of land acquisition for public purposes. Whereas the necessary steps initiated or methods applied to settle the conflict proved unsuccessful.

However, the single and utmost respected experience the study left behind for general consumption is that the steps towards land procurement purposely for civic uses such as alienation, valuation and compensation, but when buttressed by vibrant, established and all-encompassing procedures, that may be clear and predicable, can produce unplanned and unwanted bad consequences and objections causing conflicts between management and property-owners. The authors maintained that the processes of land acquisition for public consumption may possibly worsen and assume political scopes that could further challenge the socio-economic sustainability of people especially the poor and also dangers harmony peace stability.

Melanie and Carole (2016) Obtained, data through qualitative method on land use conflicts in contradiction of the expansion linked infrastructural projects in Brazil, China, India, Indonesia and Pakistan. The study states and categorized land use conflicts, including the energetic characteristics and contestations. The finding established that land conflicts are developed by the landowners and human right defaulters. In respect to the role and responsibilities of governance, institutional discrepancy in the direction of justice and local inhabitant's suspicion in different areas mapped for investigations. The analysis concludes that the origin and consequences of land use conflicts is land use decisions for

infrastructural settings which have changed rural economy and persuaded local residents to displace and oppose the projects. Finally, the study proposes some preventive measures to manage such conflicts.

yu (2019) look at the holistic appraisal to sort out the performances of conflicts in china. The study beacons on the determinants of land conflict and how to Marshall out some mitigated proposals from both the stakeholders and institutional perspective. His research stressed that three different issues appear when people talk of social conflicts in land acquisition and demolition. The issues include violent enforcement of demolition, differences in compensation requirements and challenges of landless people's disorderly struggle. However, the study concluded that government must develop a sense of service-oriented domination which shall differentiate the association between public welfares and personal interests, and supplement the community reaction networks to enhance the populace's right of expression. That government must advance the reward and supervision instrument for land purchase and demolition and basically proffers solutions to abstain from all sorts of confused government that no established laws to follow and land conflict will continue to demonstrate negative social impacts.

Said (2018) carried out more research on governance and urban land use of previous researchers. His work centred on governance gaps emanating from the parts of diverse performers, contact and power associations. His work relied on previous published and unpublished journals, including government documents whereas the findings anchored on corresponding parts controlled by varying power associates and interests among drivers. According to him, such system is common in Ministry of Lands and Local Government Authorities (LGAs) and between the private sector and property owners. The first variable (the former) is related with the ministry's disinclination to share power with LGAs, propagated by conflicting laws and regulations, but the other is associated with economic power of investors against the weak groups. Peri-urban land governance in Tanzania and other depressed regions were engulfed by conflicting characters of key players which originating from their government, control and curiosity which gave room for multifaceted connexion upsetting land administration procedure.

Matt (2017) assessed three particular land conflicts and positioning the conflicts inside a larger chronological course. Using the fieldstrip held and obtained from Teso eastern sub region Uganda, in Teso sub-region of eastern Uganda, the work concentrated on land governance, post-conflict restructuring of tenure relations, and large-scale land acquisitions but found that each dispute variable illuminates changes in period associations in Teso within the initial 1990s. The study also illustrated that this present changes of socioeconomic renovation, such as the development of a more visibly demarcated sub-regional middle class and elite, make up the most protuberant changes of social discrepancy in Teso

during the earlier days of 20th era. The study concluded that the higher case of competition and conflict towards landed property across rural hemisphere of sub-Saharan Africa continues to generate reactions among investigators. Those minor investigation topics were available in those days, but more research are required to acknowledge more issues of social difference within the local-level and its acquaintances to land, and ways the developments are beacons in a directional historical developments.

David and Babied (2019) evaluated the effect of land clashes on the development of some communities affected employing 317 questionnaires obtained from the populace of different villages that constitute Inyimagu community in Ikwo local government area of Ebonyi state Nigeria. The community shared boundary with community Nsobo community in Obubra of cross river and also ravaged by community over land ownership. After the necessary analysis with descriptive statistics, their study established that areas privilege of long period settlements, long-term enmity amongst families among others variables were the key motives for the never-ending land disputes all over the communities and contributed to huge loss of human lives and properties both in the past and in the present. In furtherance, the study inferred that affected state must as a matter of fact, establish a group of professionals such as Estate Surveyors and Valuers, Lawyers, Land Surveyors and Urban and Regional planners who shall developed and manage land information management system for the states. Those Land disputes witnesses in various parts of Nigeria have strong effect on rural and urban socio-economic development.

Jon (2001) applied debate of land tenure in a peace process and 521 households in two district of northern Mozambique to look at serious resources, and sign in land dispute solution. His investigation concentrated on variances with own to evidence type, evidence retort to land conflict, and association of conflict resolution. Meanwhile the work reflects the limitations and chances for land tenure dispute determination for people belonging to customary and migrant tenure systems and formal tenure systems in critical resource areas of postwar Mozambique.

Ben K.Fred-Mensah (1999) planned alternative land conflict management techniques for rural Ghana using the legislative and judicial decentralization databases as a template for assimilating aspects of the present conflict administration methods and skills of the national government and the country's ethnic nationality. In furtherance, he noted current outbreak and extension of land conflicts, especially dispute between host communities and migrant-farming class, in Ghana proved that cumulative uncertainties in the resolution of land honesties and the vanity of the existing land conflict management methods in the country.

Pauline and Daimon (2007) noted that the African country know as Malawi has a new land administration built to clarify and sanctify customary tenure. According to them, the region

is not rich but has extraordinary population density and depends highly on agriculture while the investigation areas are matrilineal-matrilocal, and near urban surrounding. But the role of traditional authorities, the state and community and variability in types of customary tenure has expanded inequality within rural settings and stood as the increasing issues relevant to land tenure improvement. However, their evaluation concluded that before the land tenure execution, the undecided approach in Malawi is increasing competition over land.

Pauline (2004) stressed about the persistent struggle and conflict over land in sub-Saharan Africa contradict the existing picture of navigable and adaptive customary procedure of landholding and land use but, rather, divulge steps of elimination, extending social divisions and lesson development. He maintained that problems of abstruse and unspecified consequences between claimants over land do occur, while intensification of conflict when it comes to land, worst social differences and expropriation of land supplicate for proximity devotion. However, the work concluded that necessary steps are required by the researchers to determine who gains advantage and who is disadvantaged from instances of 'negotiability' in access to land and investigations that most incorporate wider political economic and social variations happening, predominantly thirty years past or so years.

Ani, Chikaire, Ogueri, and Orusha (2015) evaluated the impacts of communal encounters on agrarian extension services provision in Imo State. Their investigation applied hundred and thirty (130) extension employees as the constituted sample size. Structured questionnaires were the only method of data acquired while the analysis was held using percentages frequency tables and mean scores. Conversely, The precise intentions of the study include (i) to classify the types and roots of conflicts in Imo State (ii) identify extension services rendered by the agents (iii) assess impacts of conflicts on extension services delivery and (iv) to determine roles extension agents can play in reducing conflicts. In the same vain, their work demonstrated that Boundary dispute, encroachment on farmland, and scarcity of land are chief determinants of violent conflict in the study area. That extension concentrate in form of farmer education, organizing demonstration, connecting farmers to credit points and education farmers diverse methods and techniques of farming proved that the impacts of dispute on extension services delivery are many as revealed by the responses include: hindering project implementation, difficulty in programme execution, and work abandonment. The studies concluded that the proper management of conflicts in agrarian environment, managers or agents need to be truth peace brokers and streamline actions to instruct peasant agriculturalists by organizing seminars and workshops. Reasons being that opportunities to land stood projecting determinants of resource use conflicts, land tenure reform and land strategy formulation be pursued by the government.

Milu, and Raphael, G.(2013)used farm plot level data to observed the effect of land disputes on households' incentive to invest in farmyard manure and inorganic fertilizers, and on crop productivity in Kenya. The findings proved that land conflicts affect peasant agriculturalists' optimization behaviour. Farmers are indisposed to apply farmyard manure or to plant perennial crops on disputed plots. The study further maintained that when any productive efforts are measured for, active land discrepancy decline agronomic efficiency via other ways like limited crop choice and condensed crop care by about 13% the productivity of land conflict resettlement method appear very important strategic concern.

II. METHOD AND PROCEDURE

Relevant materials acquired from quantity mentions such as books, research work, conference/seminar and working paper, government records and reports from textbooks; academic and professional articles in journals and electronic libraries on the subject under exploration and allied areas were the secondary data the research utilised. However, the primary sources employed in this study include oral interview, environmental observation, site visitation and a questionnaire prepared on 4

point liker opinion to cover answers and views from the respondents especially in the area or subject matter such as the respondent's bio data, causes of land dispute, and effect of rural and urban land dispute in the study areas. In addition, the sample setting pragmatic in this study originated from the area demarcated for exploration and used up to 540 questionnaire with one household average for every selected compound in every considered street or community. However, the local governments regions that constitute ikwerre ethnic nationality were stratified based on population densities after which eight communities (rural and urban) were considered forthe study. A total of 340 copies of questionnaires were distributed to the residents in the entire eight communities (iguruta, isiokpor, ibaa, emuoha, abloma, amadio-ama, atali and rumuodumaya) 240, representing 82 percent were returned in ikwere ethnicity. Iguruta used up 37 questionnaire representing (15%), isiokpor consumed 28 questionnaire representing (10%), ibaa had 27 questionnaire representing (8%) Choba had 38questionnaire representing (17%)abloma consumed 36representing (14%) amadio-ama 29 representing (11%), atali obtained 25 questionnaire representing (9%) and Rumuokoro got 35 representing (16%). See the table 1 below.

Table 1: the sample districts and population

S/N	L.G.A	District	Setting	Projected Population	Household population	Sample size	%
1	Ikwerre	Iguruta	Urban	13,295	5,547	37	15%
2		Isiokpor	Rural	11,878	4,811	28	10%
3	Emuoha	Ibaa	Rural	4,233	588	27	8%
4		Choba	Urban	10,121	784	38	17%
5	Port Harcourt	Abloma	Urban	21,725	4,286	36	14%
6		amadio-ama	Urban	15,259	3,315	29	11%
7	Obi/akpor	Rumuokoro	Urban	55,006	10,443	38	9%
8		Atali	Rural	11,233	2,867	27	16%
	TOTAL			142,660	32,641	240	100%

Data presentation and analysis

The investigation statistics is detailed in benches. Different types of land use dispute appeared in the research, the causes of urban and rural land use dispute in Nigeria.

Urban and Rural Land Conflicts

On rated 4 point likert scale of reputation between 1 and 4, where 1 stood as the slightest score (0-30%) and 4 the utmost score (80 -100 %), the study ascertained eight causes of land use dispute from conventional collected works. The peak means score indicates the furthestmost determinants or causes of rural and urban land clash. The mean (\bar{x}) and standard deviation (STD) was imitative by apportioning the summary response for each of the dispute by highest value or total reached. The ordinary statistics for a particular urban and rural land use dispute variable is 0.51. But for the purpose of this research and analysis, the mean and standard deviation of 3.05 and 0.68 respectively was used as a research standard for

grading or not rating any of urban and rural land clash by the examiner .The investigation variable on 3.7 and 0.86 rated mean and standard deviation respectively or more than are designated as a conspicuous and highly considered causes of urban and rural land use dispute.

III. RESULT AND DISCUSSION

Urban Land Uses Conflict in Ikwerre Ethnic Nationality Nigeria

Prior to the analysis available and demonstrated in table 2 of the research through standard deviation, a prove of 8 clashes or dispute of urban and rural lands were identified beyond every reasonable doubt in ikwerre ethnic group of Nigeria. Firstly, 150 residents representing (80%) strongly rated scarcity/ land value price the principal causes of land clash with the standard deviation of (0.93) while 40 residents (10%), 30 respondent (7%) and 20 resident representing (3%) rated the causes of urban and rural land clash agreed, good

reason and not a reason at all respectively. The study infers that the fixed nature, scarcity, and sky priced value of landed property within urban and rural environment made it imperative for people to struggle legally or illegally to answer land owners, they prefer becoming landlord through unlawful manners provided they access the benefits that accrues from land appreciation irrespective of the usage. That is why people are eager to commit murder, become false witnesses and create other problems that subject a community to dilemma with the aim of escaping land rent age especially having their residential property or place of abode to be permanently build on their own landed property and also developed other landed properties for commercial, residential,

institutional, industrial and other land uses for money making ventures in urban and rural areas. The analysis on the same table 2 also detailed that land dispute such as boundary dispute (0.93) land use change (0.91), urbanization (0.92) and violent demolition enforcement (0.77) also cause and encourage community land dispute. Other land dispute indicators such as Compensation challenges, sharing of diseased property (0.68) also trigger land dispute across the urban and rural communities. However, the causes observed by residents as the last but not the least causes of urban and rural land problems or land dispute are land owners and human right violators which rated between (0.73) to (0.71) individually. See the table below

Table 2: urban land clash in Nigeria ethnic nationality

s/n	Urban Land Dispute	80-100%	60-79%	40-39 %	39 -0 %	Standard deviation
1	Scarcity/land value price	200	20	15	5	0.94
2	Land use change	180	30	20	10	0.91
3	Urbanization	160	55	30	15	0.92
4	Violent demolition enforcement	140	65	35	20	0.77
5	Compensation challenges	120	37	58	25	0.69
6	Boundary dispute	100	40	73	27	0.93
7	Sharing of diseased property	195	25	5	15	0.68
8	Land owners	129	39	34	29	0.73
9	Human right violators	187	16	27	10	0.71

Source: researchers survey 2020.

Rural Land Uses Conflict in Ikwere Ethnic Nationality Nigeria

Table 3 revealed that item 4, 6,7,8,9 and 10 have the means rating of 3.21, 4.34, 3.35, 3.36, 3.32 and 3.23. The mean numbers of variable 1, and 2 are 2.66, and 2.85. This implies that many factors are responsible for land dispute in rural communities but variable such as traditional institutions role, changes of customary tenure, agricultural product and boundary dispute are the common challenges witnessed on

daily basis among the rural residents. A strong reason rural communities and residents are always willing to acquire landed properties in rural areas through customary tenure and delineate the said landed property with lives sticks or trees that varies from one ethnic group to another. However, variable 3, 5 and 11 of rural land dispute the respondents rated least are long settlement privilege, long term family enmity and land acquisition for public use rated on mean score of 2.43, 2.42 and 2.10 in that order. See the table below

Causes of Land Dispute Variables	80 - 100%	60 - 79%	40 - 39 %	39 - 0 %	Mean(X)
Sharing variation of farmland	199				2.66
Farmland encroachment	204	19	14	3	2.85
Long settlement privilege	65	77	48	50	2.43
Traditional institutions role	207	32	1	0	3.21
Long term Family enmity	49	9	11	171	2.41
Changes of customary tenure	205	20	10	5	4.34
Agricultural product	187	51	12	0	3.45
Boundary dispute	192	30	10	18	3.76
Sharing of Diseased property	190	28	11	0	3.32
Land owners	200	32	7	1	3.23
Land acquisition for public use	40	15	23	162	2.10

Source: Researchers survey 2020.

Connexion between Land Title Dispute and Residents of Urban and Rural Communities

There is important connexion between foundations of land title dispute and residents of urban and rural communities. In

respect to this analysis, different tests were held through the non-indigenes, families and land acquisition for public purposes. The exploration was conducted using Spearman’s rho parallel measurement.

Table 4: Spearman’s rho parallel measurement

Land Title Conflict	Measurements	Urban land conflict	Rural land conflict
non-indigenes	Spearman's rho Correlation Coefficient	.178**	.168**
	Sig. (2- tail)	.001	.001
	N	240	240
Families	Spearman's rho Correlation Coefficient	.259**	.321**
	Sig. (2- tail)	.000	.000
	N	240	240
Land acquisition for public purposes	Spearman's rho Correlation Coefficient	-.055	-.055
	Sig. (2- tail)	.000	.000
	N	240	240

Non indigenes: The investigation on the connection of non-indigenous residents and urban/rural land dispute detailed a correlation coefficient ‘urban’ of ($r = .178, p < .05$) and rural ($r = .168, p < .05$). The submissions is that strong and positive relationship exist between urban and rural residents and land dispute in Ikwerre ethnic nationality of Nigeria. The more the purchase of landed properties by the non-indigenous residents in urban areas, higher the indigenous resale of the landed properties purchased from them by non-indigenous residents, the higher the dispute in urban and suburb hemisphere. This denotes that the strength of the relationship is strong and subject of litigation in respect to resale of already purchased lands increases among the indigenes and non-indigenes in urban and suburb. The measurement of urban land dispute stood at 20.7% which indicates 20.7 percent communal variance meaning that, the non-indigenous land dispute aids to explain exactly 20.7% of the urban land dispute in Ikwerre ethnic nationality. For the purpose of land conflicts in rural settings, the coefficient of ($r = .168, p < .05$) revealed a confident relationship between land conflicts and rural residents. This has a coefficient of determination of 15.6% which denotes that only about 15.6% of rural land dispute are experience in rural communities.

Family/household: The results on the association between urban land dispute, rural land conflicts and family/household demonstrated a correlation coefficient of urban ($r = .259, p < .05$) and rural ($r = .321, p < .05$) which advocated that reasonable positive connection is found between the urban and rural land dispute of the people and family members of ikwerre ethnic nationality Nigeria. This explained that the coefficient will power of 10.12% proved that family land dispute assists to define merely 10.12% of the urban land dispute of the area while the rural land dispute maintained some extent advanced but moderate correlation of .321.

However, the coefficient of resolutions explained 9.0% of rural delineated space dispute in Ikwerre ethnic nationality Nigeria.

Land acquisition for public purpose: The result on land acquisition and causes of urban and rural land conflicts in communities of the ethnic nationality, association were not found between land acquisition for public purpose and urban and rural land dispute among the indigenous and non-indigenous residents of the region. ($r = -.055, p > .05$) and ($r = .049, p > .05$). The whole analyses conducted so far, confirmed that significant connexion exist between non-indigenes and household members of ikwerre ethnic nationality over urban and rural spatial dispute. The analysis also showed that land acquisition for public purpose does not cause rural and urban land dispute in the area.

IV. CONCLUSION

Based on the findings of this research, it can be concluded that urban and rural land dispute affects indigenes and non-indigenous residents of almost all the ethnic groups in Nigeria either by virtues of sharing of farmland, farmland encroachment, role of traditional institutions, boundary dispute and acquisition of land for public use etc. This implies that if land dispute in urban or rural communities are allowed to take the centre challenges of these settlement, coupled with its negative effect, it will severely breach neighbourhood peace by escalating some problem that will trigger insecurity to lives and properties. Therefore, what to be is that is that delineated space controversy should be identified and also used as a means of managing other dispute in urban or rural settlements. So that all disputes challenging the communities shall be dispensed together with prejudice.

V. RECOMMENDATIONS

1. In order to eradicate urban and rural land use dispute in different ethnic nationality of Nigeria, government must ensure that compound chiefs are recognised to collaborate with members of built environment especially town planners and surveyors to arbitrate and address all the dispute originating from landed property in various families, compounds and hamlets especially issues that have to deal with communal land allocation, land agreement, change of ownership and third party involvement over landed property.
2. To vacate land dispute in rural and urban settings of Nigeria, town planners must ensure that all the districts, urban and regional development plans captures or earmarked land uses for cattle ranching to minimise land dispute in rural and urban settings especially between the cattle farmers and host communities as well as individual farm owners. This can also be achieved through urban and rural cattle ranching.
3. To reduce land use dispute in human environment or settlement, the government must be proactive by using town planner, estate surveyor and land surveyors in setting up communal land check mentation vigilante which shall be charged with the responsibility of monitoring the unlawful partitioning, sale and resale of sold lands. Thereby involving and sensitizing the communities on formal land partitioning, management and preventing land owners from reselling a particular plot of land already sold to another buyers either for the similar or dissimilar purposes.
4. It is argued that policy and legislative reforms are necessary in order to review the current top-down approaches to compulsory land acquisition practices, to institutionalise dialogue as a key strategy to acquire land and to set reliable mechanisms for the funding required to pay fair and prompt compensation. Most importantly, mandatory provision of land for resettlement and restoring appropriated households to the same position, as well as a change of attitude among public officials, including professionals, are also critical considerations. The latter is particularly so because a 'business as usual' outlook tends to ignore the transformed urban property landscape, especially in regard to private property rights and the commodification of land.

REFERENCES

- [1] Ani, A.O., Chikaire, J.U., Ogueri, E.I. and Orusha, J.O (2015)'' Effects of Communal Conflicts on Agricultural Extension Services Delivery in Imo State, Nigeria'' Global Journal of Biology Agriculture and Health Sciences 4(2)1-6.
- [2] Ben, K.F.M. (1999) ''Capturing Ambiguities: Communal Conflict Management Alternative in Ghana'' World Development 27 (6) 951-965 .

- [3] Benjaminsen,T.A, Alinon,K, H. Buhaug and Jill, T. B. (2012)'' Does climate change drive Land- use conflict in the shahel'' Journal of Peace Research 49 (1) 97-111.
- [4] David and Babajide (2019)'' Impacts of Land Disputes on Community Development'' Journal of Mobility and Environment, 12 (1) 83-96.
- [5] Francis, M., and Tomoya, M. (2013)''Rural and Urban Migration and Land Conflict: Implication on Agricultural Product'' Girps Discussion paper 13-17.
- [6] Habibullah, M., Andre, T., Yansui, L., and Javed, M. S. (2017)'' Land Use Conflicts in the Developing Countries: Proximate Driving Forces and Preventive Measures'' The Pakistan Development Review 56 (1) 19–30.
- [7] Hilson, G. (2002)'' An overview of land use conflicts in mining communities'' Land Use Policy, 19 (1) 65-73 .
- [8] Klaus, D. and Raffaella, C. (2006)''incidence and impact of land conflict in Uganda ''Journal of Economic Behavior and Organization 60 (3) 321-345.
- [9] Jon, D. U.(2001) '' Postwar Land Dispute Resolution: Land Tenure And The Peace Process In Mozambique'' International Journal on World Peace 18 (3) 3-29.
- [10] Matt, K.(2017) ''Land conflicts and social differentiation in eastern Uganda'' The Journal of Modern African Studies, 55 (3) 395-422.
- [11] Melanie, L., and Carole, R. (2016) ''Urban land conflict in the Global South: Towards an analytical framework'' Global Urban Research Centre, School of Environment, Education and Development, University of Manchester, Oxford Road, Manchester,53 (13) 2683-2699.
- [12] Milu, M., and Raphael,G.(2013)''Do Land Disputes Affect Smallholder Agricultural Productivity? Evidence from Kenya'' Journal of Economics and Sustainable Development,4 (14)112-121.
- [13] Moses, M. K.,Sophia K.M., Ayoub,K.,Esron, D.K.,, Lughano, J.M.K. (2011)'' The negative impact of land acquisition on indigenous communities' livelihood and environment in Tanzania'' Habitat International 35 (1) 66-73.
- [14] Pauline, E. P., and Daimon, K. (2007)'' Whose security? Deepening social conflict over 'customary' land in the shadow of land tenure reform in Malawi'' The Journal of Modern African Studies, 45 (3) 447-472.
- [15] Petros, S. (2010)'' Land Inequality and Conflict in Sub-Saharan Africa '' Peace Economics, Peace Science and Public Policy 16 (2)1-18.
- [16] Said, N. (2018) ''Peri-Urban Land Governance in Developing Countries: Understanding the Role, Interaction and Power Relation Among Actors in Tanzania''Urban Forum 30 (16) 1-66.
- [17] Sanda, K., and Janet, S. (1999)'' Framing And Reframing In Land Use Change Conflicts'' Journal of Architectural and Planning Research 16 (2) 164-180 .
- [18] Takashi, Y., and Klaus, D. (2005) ''Land Conflicts in Kenya: Causes, Impacts, and Resolutions'' Foundation for Advanced Studies on International Development Policy Studies, 1-27.
- [19] Wilbard, K.(2010)'' Land Conflicts in Dar es Salaam: Who gains? Who loses?'' Crisis States Working Papers Series (2) 1-30.
- [20] Yu, Z. (2019)'' China Review on the Social Conflicts of Land Acquisition and Demolition and its causes in China: From the Perspectives of Stakeholders and Institutions'' Materials Science and Engineering 603 (052035)1-30.