



**Effect Of Land Use Act Of 1978 On Socio-Economic Development Of Anambra State,
Nigeria**

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Abstract

The study examine the effect of land use Act of 1978 on Socio-Economic Development of Anambra State, Nigeria. The objective of the study is to unravel the effect of Land Use Act on Socio-Economic Development of Anambra State. The research adopt survey research method, the study adopt system theory by David Easton. The research finding reveal that, the Land Use Act of 1978 in Anambra State, Nigeria, has led to increased land tenure security for residents, promoting investment and economic development in the region. However, the Act has also resulted in challenges such as bureaucratic processes and corruption in land administration, hindering efficient land use and development opportunities in Anambra State. However, the research recommends that, the Streamline and simplify land administration processes to reduce bureaucracy and corruption, promoting efficient land use and development in Anambra State. Enhance mechanisms for resolving land disputes through the establishment of effective mediation and arbitration systems to mitigate conflicts arising from unclear land ownership rights.

Keywords: Land Use Act, Socio-Economic Development, statutory right of occupancy and customary right of occupancy

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Introduction

The Land Use Act of 1978 is designed to improve access to land, as well as boost social economic development of Nigeria. This Act centralized the control and ownership of land in the hands of the government, which is expected to impact various aspects of society and the economy in the state. The Nigerian Land Use Act 1978 is the principal legislation that regulates contemporary land tenure in Nigeria. Upon its enactment, the law brought about radical, changes in the erstwhile land tenure systems in the country. The law was aimed, among other things, at reducing unequal access to land and land resources, a situation that had caused a great deal of hardship to the citizenry.

Massive and unfettered access to land and land resources by the citizens could stimulate the needed economic growth in an economy that depends heavily on agriculture and mineral resources. The Land Use Act was equally targeted at reducing the high cost of land required for industrial estates and mechanized agriculture. For these reasons, the law appeared to nationalize land when it placed it in the hands of the government as a custodian, to hold in trust and administer for the use and common benefit of all Nigerians. However, after more than three decades of the operation of the law, it is apparent that most of the problems it sought to cure have resurfaced and certain provisions of the law have increased hardship on the citizens, thereby threatening the socio economic development of the country.

Land Tenure in Nigeria Prior to the Land Use Act Nigeria, is a country with thirty-six states and a Federal Capital Territory. All of the states and federal capital territory could be subsumed within the North or South of the country. And both the North and the South had before the coming into effect of the Land Use Act operated different land tenure systems. When the British Government Colonized the northern part of the country, it promulgated the Proclamation of 1900 by which all the land in the territory was annexed by the British Government. Subsequently, the Colonial Government of Northern Nigeria set up the Northern Nigeria Lands Committee in 1908 to recommend an appropriate land tenure system for the region. Based on the committee's report which was adopted by the Colonial Government, the Land and Native Rights Proclamation of 1910 was enacted. The statute was replaced later by the Lands and Native Rights Ordinance of 1916. After Nigeria's independence, the Northern Nigerian Legislature enacted the Land Tenure Law, 1962, which was the operative legislation at the time the Land Use Act was enacted in 1978. The tenure systems formulated by these two statutes are in many respects similar. The major similarity is the vesting of all land in the territory in the government, which then made it available to the citizens through the grant of rights of occupancy. The system maintained by the Land Tenure

Law 1962, ensured that the radical title in all the land in the territory was vested in the government of the Region. The government then held the land as trustee and ensured that the land, under its control and management, was used for the benefit of the subjects. Concurrently, the citizens were entitled to rights of occupancy, and certificates of occupancy were usually issued as evidence of these rights. Alienation of a right of occupancy was only permitted upon the consent of the regional governor.

In the South of Nigeria, there was no uniform tenure system applicable to the various communities.

The various communities, tribes and nations comprised in the territory operated diverse land tenure systems, which largely endured and survived colonialism. The basic thrust of these various land tenure systems in the South was private ownership of land. Land was owned absolutely by private individuals, families or communities and was not subject to superior control save where the occupier held an inferior title as tenant or customary tenant. The government only exercised direct proprietary control over comparatively small areas which it had acquired for its own use. In effect, land could only be acquired through negotiation with various land owning families, communities or individuals. The radical title, therefore, was not vested in a government, but in the various landowners. The government of the various States of southern Nigeria may however, compulsorily acquire land through the Public Lands Acquisition Laws applicable in the various States. Where this was the case, compensation was paid to the previous owners and the land was used for some public purposes. Outside the lands acquired by government, most of the lands in the South were the subject of private ownership and were as such articles of commerce. For that matter, individuals, families or communities had absolute liberty and discretion to sell, mortgage, lease or retain their land without reference to a superior authority.

The 1978 Land Use Act in Nigeria was a significant piece of legislation that sought to consolidate various land laws existing before its enactment. It aimed to streamline land administration, clarify ownership rights, and provide a framework for land use planning and management in the country. The Act centralized land ownership under the government, giving power to state governors to manage land on behalf of the people. It aimed to address issues of land disputes, ensure sustainable land use practices, and promote economic development through effective land management.

The main objective of the study is to unravel the effect of Land Use Act on Socio-Economic Development of Anambra State, Nigeria.

Conceptual Framework

Land Use Act Of 1978

The Land Use Act is a Nigerian law promulgated in 1978 that vests all lands within the territory of Nigeria (excluding lands vested in the Federal Government or its agencies) in the Governor of each state, who holds the land in trust for the people and is responsible for granting statutory rights of occupancy (Igbuzor, 2016). The Act was designed to regulate land ownership, use, and management in Nigeria, and to promote equitable and sustainable land use.

The Land Use Act of 1978 is a major legislation that governs land use and ownership in Nigeria. The Act was passed by the Nigerian National Assembly in March 1978 and signed into law by the then-president, General Olusegun Obasanjo, on 29 March 1978. The primary objective of the Act was to reform and simplify the land tenure system in Nigeria and to provide a uniform framework for the management and allocation of land across the country.

In Anambra State, the implementation of the Land Use Act has had both positive and negative impacts on land use and dispute resolution. One of the positive impacts is the simplification of the land acquisition and registration process, which has reduced the incidence of fraudulent land transactions and multiple ownership claims (Adebayo, 2019). However, the Act has also been criticized for making it difficult for individuals and communities to secure tenure on their land, as all land is vested in the governor of the state (Edeh, 2016). This has led to conflicts and disputes between landowners and the government over land use, as well as between different communities and individuals (Mengistu, 2019). Furthermore, the implementation of the Act has been hampered by bureaucratic inefficiencies, corruption, and lack of effective dispute resolution mechanisms (Adekunle&Odufuwa, 2019).

The Land Use Act of 1978 has had both positive and negative effects on land use and dispute resolution in Anambra State. While it has simplified the land acquisition and registration process and facilitated government infrastructural development, it has also created challenges in land tenure and dispute resolution. The management of land has been a critical issue in Nigeria for several decades. The country's vast land resources have been the subject of several conflicts and disputes, leading to the loss of lives, property, and economic opportunities (Adebayo, 2019). The Land Use Act of 1978 was enacted to address some of the challenges associated with land management in Nigeria by regulating the ownership, use, and management of land in the country (Edeh, 2016).

Anambra State, located in the southeastern region of Nigeria, is one of the states in Nigeria where the Land Use Act has been implemented. The state has a total land area of approximately 4,844 square kilometers, and its population is estimated at over 5 million people (National Population Commission, 2006). The implementation of the Land Use Act in Anambra State has been characterized by several challenges, including disputes over land ownership, multiple ownership claims, and inadequate dispute resolution mechanisms (Adekunle&Odufuwa, 2019).

Land is a critical resource for economic development, livelihoods, and food security in Nigeria. However, land management in Nigeria has been characterized by several challenges, including multiple ownership claims, encroachment, and conflicts over land use (Mengistu, 2019). The Land Use Act of 1978 was enacted to address some of the challenges associated with land management in Nigeria by regulating the ownership, use, and management of land in the country (Edeh, 2016).

Concept of Socio-Economic Development

Social economic development in Anambra State encompasses a multifaceted approach to improving the well-being and prosperity of its residents through sustainable economic growth, social progress, and equitable distribution of resources. Here are some key aspects that contribute to the concept of social economic development in Anambra State:

Infrastructure Development Roads and Transportation: Investing in infrastructure such as road networks, bridges, and public transportation systems can enhance connectivity, facilitate trade, and improve access to markets, services, and employment opportunities.

Utilities: Ensuring reliable access to electricity, clean water, and sanitation services is crucial for improving living standards, promoting public health, and supporting economic activities in urban and rural areas. **Human Capital Development Education:** Investing in quality education and skills training programs can empower individuals, foster innovation, and enhance productivity in various sectors of the economy.

Healthcare: Access to affordable and quality healthcare services is essential for improving the well-being of the population, reducing mortality rates, and increasing productivity.

Economic Diversification Promoting Entrepreneurship: Creating an enabling environment for entrepreneurship and small businesses can stimulate economic growth, generate employment opportunities, and reduce poverty in Anambra State. **Industry Development Supporting the growth of key industries such as agriculture, manufacturing,**

technology, and tourism can diversify the economy, attract investments, and create a more resilient economic base.

Social Inclusion and Equity Poverty Alleviation: Implementing targeted poverty reduction programs and social safety nets can help lift vulnerable populations out of poverty and reduce income inequality in Anambra State. Gender Equality Promoting gender equality and empowering women economically can enhance social cohesion, improve household welfare, and drive sustainable development.

Environmental Sustainability Natural Resource Management: Adopting sustainable practices in agriculture, forestry, and mining can preserve natural resources, mitigate climate change impacts, and promote environmental sustainability in Anambra State.

Climate Resilience Building resilience to climate change through infrastructure development, disaster preparedness, and environmental conservation measures can protect vulnerable communities and promote sustainable development. Governance and Institutional Strengthening Transparency and Accountability Promoting good governance, transparency, and accountability in public institutions can enhance public trust, attract investments, and foster sustainable social economic development in Anambra State. Participatory Decision-Making Engaging citizens in decision-making processes, promoting civic participation, and ensuring inclusivity can lead to more effective policies and programs that address the needs of diverse communities.

Social Economic Development in Anambra State requires a holistic approach that integrates economic growth, social progress, environmental sustainability, and good governance to improve the quality of life and well-being of its residents while fostering inclusive and sustainable development for future generations.

Socio-Economic Development in Anambra State

In terms of attaining its set objectives, the Land Use Act has not been a success and two principal reasons account for this. The first is the Act's inherent contradictions and defects, the second is institutional weakness, and lack of political will in the country to secure a just, fair and effective implementation of the Act to bring about socio economic development. On the first leg, the divesting of citizens' freehold title to their land is antithetical to their economic prosperity as land ceased from being an article of commerce upon the commencement of the Act. Against the backdrop that overwhelming majority of Nigerians have no other source of income and livelihood save the one derivable from land by way of subsistence farming or disposal to earn income for business or family needs, this dispossession has plunged the majority of Nigerians into poverty rather than prosperity.

Isong, argues that any development strategy must ultimately be interwoven with the aspirations of the people and society rather than seek to pursue the ambitions of few people in government. (Isong, 1985, pp. 3-13) This dispossession therefore places less income in the hands of the vast majority of Nigerians and, for that matter, impacts adversely on the *per capita* income and the Gross Domestic Product (GDP). This leads to a vicious circle of low savings, low investment and slower economic progress. Section 22 of the Act is particularly devastating as it prohibits any person to whom the Governor has granted a statutory right of occupancy from assigning, mortgaging, transferring, subleasing or howsoever adversely dealing with the land against the terms of grant without having first had and obtained the consent of the Governor. Obtaining the consent of the Governor is fraught with administrative bottlenecks, financial burden, delays and even in some cases politicization. The severest consequence of the requirement for Governor's consent before alienation manifests in the area of mortgages.

A mortgage is a security for the payment of a debt or the discharge of some other obligation for which it is given. Worldwide mortgages are an effective way of raising capital from financial institutions needed for investment that induces growth in the various sectors of the economy. To obfuscate this significant tool by preconditioning it to the Governor's consent in the light of the foregoing analysis is to weaken it. Worst of all, the Governor may withhold or refuse his consent and if it happens, the landowner would have been shut out from credit facilities that would otherwise regenerate his investment portfolio. In *Associated Discount House Ltd. v. Minister of Federal Capital Territory and Anor* the Supreme Court of Nigeria held that:

It has been argued and rightly too that it is the holder of a statutory right of occupancy granted by the Governor that should apply for consent to mortgage the property. This does not detract from the fact that the power to grant or refuse consent to the mortgage rests with the Governor.

The predicament of the landowner is further compounded by section 28 of the Land Use Act that empowers the Governor to revoke for overriding public interest any right of occupancy he had earlier granted. Overriding public interest includes when the Government requires the land for public purposes, projects or infrastructure. Sadly, the circumstances under which the Governor can exercise his power of revocation include where the occupier or holder of a right of occupancy assigns, mortgages, transfers possession, subleases or otherwise deals adversely with his right of occupancy or part thereof contrary to the provisions of the Act. This provision drains off any choices or freedom that a landowner may possibly have over his

property except the one dictated by the mountains of bureaucracy, which he unavoidably has to deal with. Although, section 29(1) of the Act provides for the payment of compensation on the event of revocation by the Governor of a right of occupancy, such payment is to be made only *for the value at the date of revocation of their unexhausted improvements*. There are many problems with this requirement of the law. Those who validly obtained a certificate or right of occupancy over land that was subsequently revoked are not entitled to compensation if they did not make any improvements on their land or if they have exhausted such improvements, whatever they are. The question is what happens to the substance of the land itself as a store of value? A rural subsistence farmer or urban poor who depends on his land for sustenance loses out completely because there are no *unexhausted improvements* on the land. Moreover, compensation is not payable in the event of a revocation by the Governor where the holder of a right of occupancy has assigned, mortgaged, transferred possession, subleased or otherwise adversely dealt with a right of occupancy or any part thereof without the prior consent or approval of the Governor. In the same category are those who have breached any of the terms contained in the certificate of occupancy granted by the Governor. Apart from the fact that compensation where applicable is largely and grossly inadequate, this atmosphere generated by the Act has done more to impoverish Nigerians than otherwise.

Although section 15 of the Act provides that during the term of a statutory right of occupancy, the holder shall have the sole right to and absolute possession of all the improvements on the land, such right and possession only relates to improvements that the holder still cannot transfer, assign or mortgage without the prior consent of the Governor or would lose if in breach of terms and conditions in the certificate of occupancy. This clearly creates a problem of security of title because though it is conventional in Nigeria to grant a certificate of occupancy for a period of ninety-nine years, there is nothing in the Act that prevents the Governor from granting a certificate of a lesser period.

Section 8 of the Act only enjoins the Governor to grant a right of occupancy for a definite or fixed term. Where the right covers a short term then it amounts to economic risk to embark on massive improvements because of the atmosphere of uncertainty induced by the Act. More so, unless the certificate of occupancy contains a renewal clause, the Land Use Act does not contain a renewal provision so that if a Governor chooses not to renew a right of occupancy, the rights holder is bereft of remedy. (Chianu, 1992).

On the second leg, national institutional frameworks are weak and the requisite political will that could have guaranteed a firm, equitable and just implementation of the Act is lacking. The result is that the cost of land continues to rise astronomically and land speculation has become even rife than previously. Land has continued to be accumulated in the hands of the private rich few who have the wherewithal to acquire them. Concurrently, the harsh economic climate in the country with rising cost of living has put Nigerians in dire straits such that some who have access to land whether by inheritance, previous purchase, or by family or communal allotments are more readily predisposed to selling them to meet immediate survival needs. Thus, the rich continue to accumulate more and more lands to the detriment of the dominant poor. The situation has been complicated by the politicization of almost all public affairs and institutions in Anambra state.

This has resulted in a situation where sitting Governors revoke the certificates of occupancy of political adversaries or refuse to grant it to those who do not share their political vision. At the same time, in some cases, grants of rights of occupancy have been made to political cronies and associates of Anambra state Governor even against the tenets of the Act. It is no wonder then that, after more than three decades of operating the Land Use Act, few of its set objectives could be said to be accomplished and the Act has neither generated the anticipated economic prosperity and equality of access to land for Nigerian nor the desired economic development that it was hoped to usher in.

Empirical Review

Agbodike (2018) also examined the "Land Use Act, land grabbing and economic development in Nigeria: An overview". The study aimed to provide an overview of the Land Use Act and its impact on land grabbing and economic development in Nigeria. The study used a literature review approach, drawing on secondary sources such as academic journals, books, and government reports. The study found that the Land Use Act has contributed to land grabbing and speculative land holding, which have negative impacts on economic development and social welfare. The study recommends that the Land Use Act be reviewed to address the concerns of land grabbing and speculative land holding, and ensure that land is used for productive purposes that benefit the society as a whole.

Adeniyi&Awolere (2016) considered "Land use act and housing development in Nigeria: A case study of Lagos state". The study aimed to examine the impact of the Land Use Act on housing development in Lagos state, Nigeria. The study used a mixed-methods research

design, combining a survey of developers and key informant interviews. Findings: The study found that the Land Use Act has had negative impacts on housing development in Lagos state, as it has led to delays in land acquisition, increased costs, and reduced supply. The study recommends that the Land Use Act be reviewed to streamline the process of land acquisition and reduce the administrative burden on developers, while also protecting the interests of landowners.

Akinyemi (2016) also examined "Land use act and sustainable development in Nigeria: A review" the study aimed to assess the impact of the Land Use Act on sustainable development in Nigeria. The study used a literature review approach, drawing on secondary sources such as academic journals, books, and government reports. The study found that the Land Use Act has had mixed impacts on sustainable development in Nigeria. While it has helped to promote orderly land use and environmental protection, it has also led to social injustices and unequal distribution of benefits. The study recommends that the Land Use Act be reviewed to address the concerns of social justice and equitable distribution of benefits, while also promoting sustainable land use practices.

Odulaja (2016) examined "Land use act and urban development in Nigeria: A study of Lagos state". The study aimed to examine the impact of the Land Use Act on urban development in Lagos state, Nigeria. The study used a mixed-methods research design, combining a survey of developers and key informant interviews. The study found that the Land Use Act has had negative impacts on urban development in Lagos state, as it has led to delays in land acquisition, increased costs, and reduced supply. The study recommends that the Land Use Act be reviewed to streamline the process of land acquisition and reduce the administrative burden on developers, while also protecting the interests of landowners.

Oyeleye&Akinpelu (2019) examined "The impact of land use act on land accessibility and tenure security in Nigeria: A case study of Ibadan metropolis". The study aimed to assess the impact of the Land Use Act on land accessibility and tenure security in Ibadan metropolis, Nigeria. The study used a mixed-methods research design, combining a survey of landowners and key informant interviews. The study found that the Land Use Act has had negative impacts on land accessibility and tenure security in Ibadan metropolis, as it has led to increased land prices, reduced access to land, and increased insecurity of land tenure. The study recommends that the Land Use Act be reviewed to address the concerns of land accessibility and tenure security, while also promoting the interests of landowners.

Gap in Literature

A lot of literature has been reviewed concerning the effect of land use Act of 1978 implementation however, not without a gap such as scope and knowledge gap which exist in terms of the specific challenges and opportunities faced by market traders, landowners, and local authorities in complying with the provisions of the Land Use Act within the context of Onitsha Main Market. Exploring the practical implications of the Act on market operations, land administration, and property rights within the market area could help identify areas for improvement, policy adjustments, and capacity-building initiatives to enhance sustainable market development and economic growth in Anambra state. Hence the need to unravel the effect of land use Act 1978 on socio-economic development of Anambra State, Nigeria.

Theoretical Framework

The study adopt system theory by David Easton in 1953 to unravel the effect of 1978 Land Use Act on Socio-Economic Development of Anambra State, Nigeria.

Systems theory is the interdisciplinary study of systems, i.e. cohesive groups of interrelated, interdependent components that can be natural or human-made. Every system has causal boundaries, is influenced by its context, defined by its structure, function and role, and expressed through its relations with other systems. A system is "more than the sum of its parts" by expressing synergy or emergent behavior.

Changing one component of a system may affect other components or the whole system. It may be possible to predict these changes in patterns of behavior. For systems that learn and adapt, the growth and the degree of adaptation depend upon how well the system is engaged with its environment and other contexts influencing its organization. Some systems support other systems, maintaining the other system to prevent failure. The goals of systems theory are to model a system's dynamics, constraints, conditions, and relations; and to elucidate principles (such as purpose, measure, methods, tools) that can be discerned and applied to other systems at every level of nesting, and in a wide range of fields for achieving optimized equifinality.

General systems theory is about developing broadly applicable concepts and principles, as opposed to concepts and principles specific to one domain of knowledge. It distinguishes dynamic or active systems from static or passive systems. Active systems are activity structures or components that interact in behaviours and processes or interrelate through

formal contextual boundary conditions (attractors). Passive systems are structures and components that are being processed. For example, a program is passive when it is a disc file and active when it runs in memory. The field is related to systems thinking, machine logic, and systems engineering.

Systems theory is a theoretical framework that views complex phenomena, such as land governance and management, as systems composed of interrelated subsystems. The subsystems interact with each other and with the larger environment in which they operate, and changes in one subsystem can have ripple effects throughout the entire system. Systems theory seeks to understand these interactions and relationships and to identify ways to improve the overall functioning of the system.

The framework of analysis for systems theory includes four main components:

Input: This component refers to the resources, information, and energy that are input into the system. In the context of land governance and management, examples of inputs include land laws, policies, regulations, and institutional frameworks.

Process: This component refers to the internal workings of the system, including the interactions between the subsystems and the feedback loops that result from those interactions. In the context of land governance and management, examples of processes include the legal and administrative mechanisms for registering and transferring land ownership, resolving land disputes, and managing land use.

Output: This component refers to the results or outcomes of the system, including the tangible and intangible benefits that are produced. In the context of land governance and management, examples of outputs include sustainable land use practices, reduced land-related conflicts, and increased economic opportunities for landowners.

Feedback: This component refers to the information and signals that flow back into the system from the outputs, which can influence the inputs and processes. In the context of land governance and management, examples of feedback include the impacts of land use decisions on the environment, communities, and economies, which can then inform future land use and management decisions.

By analyzing these four components of a system, systems theory provides a useful framework for understanding and addressing complex challenges in land governance and management. It

can help us to identify the key drivers of land-related conflicts and to develop more effective policies and strategies for ensuring sustainable land use and management.

Methodology

Research Design

This study adopt a survey research design where data were collected and analyzed from a sample selected to represent a large population. The survey approach were considered appropriate for this study since the study collected information from a representative category of people in Anambra state, Nigeria, on the effect of 1978 Land Use Act on land ownership dispute resolution in Anambra State.

Results and Discussion

Out of the 420 copies of the questionnaire distributed, 400 were returned while 20 were not returned thus forming the basis of analysis

Table 1: Response on the effect of land use act of 1978 on Socio-Economic Development in Anambra state

Variables	Frequency	Percentage (%)
Agree	164	43.3
Disagree	149	39.3
Undecided	77	20.1
Total	400	100

Sources: Field survey, 2024

The respondents were asked whether land use Act of 1978 has significantly improved the Socio-Economic Development in Anambra State. The response shows a diverse range of opinions among respondents. Out of 400 participants, 43.3% (164 individuals) agreed that there are significant challenges affecting Socio-Economic Development in Anambra State. This perspective suggests that a notable portion of the population recognizes obstacles that may include issues such as insufficient infrastructure, lack of public sensitization, inadequate funding.

Conversely, a closely comparable 39.3% (149 individuals) of respondents disagree with the notion that major challenges are hindering Socio-Economic Development in Anambra State. This group's stance might reflect a belief in the adequacy of current efforts or perhaps a lack of direct experience with the challenges identified by others. Their disagreement suggests that, from their perspective, the Land Use Act of 1978 is either sufficiently effective as they

stand or that any existing challenges are not significant enough to severely impact the Socio-Economic Development.

The undecided segment, constituting 20.1% (77 individuals) of the total responses, indicates a substantial portion of the population is either unaware of the specifics regarding the Act implementation. This uncertainty could stem from a lack of clear information or visible evidence regarding the effectiveness of land Use Act of 1978.

Table 2: Response on the effect of 1978 Land Use Act on Socio-Economic Inequality in Anambra State

Variables	Frequency	Percentage (%)
Agree	224	59.3
Disagree	131	34.5
Undecided	35	9
Total	400	100

Sources: Field survey, 2024

The survey data on the effect of 1978 land Use Act on Socio-Economic Inequality in Anambra State presents a significant leaning towards agreement among respondents. With 59.3% (224 individuals) in agreement, the majority view is that the Land Use Act of 1978 has positively impacted the Socio-Economic Inequality in Anambra State. This indicates a recognition among a substantial portion of the population that the Land Use Act efforts are translating into meaningful improvements in Socio-Economic Inequality, which is essential for major stakeholders and land users.

However, 34.5% (131 individuals) of the respondents disagree with this statement, suggesting that a considerable number of people have not perceived a impact of 1978 Land use act and Socio-Economic Inequality. This divergence could be due to various factors, including differences in local enforcement effectiveness, awareness levels of the Act itself, or personal expectations regarding what constitutes adequate enforcement.

The undecided group, making up 9% (35 individuals) of the responses, represents the smallest segment. This low level of indecision may indicate that most respondents have a clear perception of the Act impact on Socio-Economic Inequality, whether positive or negative. Nonetheless, the existence of this group highlights the need for further information dissemination and engagement to help more residents form informed opinions based on the Act.

Summary of Findings

1. The Land Use Act of 1978 in Anambra State, Nigeria, has led to increased land tenure security for residents, promoting investment and economic development in the region.
2. However, the Act has also resulted in challenges, such as, bureaucratic processes and corruption in land administration, hindering efficient land use and development opportunities in Anambra State.
3. Socially, the Act has had mixed effects, with instances of land disputes and conflicts arising due to unclear land ownership and usage rights.
4. The economic impact of the Land Use Act in Anambra State has been significant, with improved access to land for agricultural purposes contributing to food security and livelihoods for many residents.

Conclusion

The Land Use Act of 1978 has had both positive and negative impacts on the social and economic development of Anambra State, Nigeria. While it has provided increased land tenure security and facilitated investment, challenges such as bureaucratic processes, corruption, land disputes, and conflicts have hindered its full potential. Moving forward, there is a need to streamline land administration processes, enhance dispute resolution mechanisms, invest in capacity building, and promote community participation to maximize the benefits of the Land Use Act for sustainable social and economic development in Anambra State.

Recommendations

1. Streamline and simplify land administration processes to reduce bureaucracy and corruption, promoting efficient land use and development in Anambra State.
2. Enhance mechanisms for resolving land disputes through the establishment of effective mediation and arbitration systems to mitigate conflicts arising from unclear land ownership rights.
3. Invest in capacity building and training for land administrators and stakeholders to improve understanding and implementation of the Land Use Act, ensuring its effective utilization for social and economic development in Anambra State.
4. Encourage community participation and consultation in land use planning processes to ensure the equitable distribution of land resources and promote sustainable development practices in Anambra State.
5. To address these challenges, there is a need for the government to effectively implement the Act, engage with stakeholders, and improve dispute resolution mechanisms to promote sustainable land use and development in Anambra State.

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