



THE OMO/ONILE SCOURGE AND RESIDENTIAL LAND OWNERSHIP IN OSUN, NIGERIA.

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Abstract

Purpose: The study evaluates the emerging trend of land grabbing and its probable effects on residential real estate development in the Owode-Ede urban settlement of Osun state, Nigeria, to expose the factors necessitating land grabbers activities in the study area.

Design/methodology/approach – To achieve the purpose, the researcher embarked on a reconnaissance survey of Owode-Ede Neighbourhood settlement. The three residential neighbourhoods from where 1,230 residential sites identified were selected through purposive sampling technique, and 861 plots representing 70% were randomly picked for the study and thus formed the unit of investigation. The questionnaire designed and used targeted obtaining information on respondents' socio-demographic characteristics, residential plot acquisition and ownership security, land grabbers' (omo-oniles) mode of operation, causal factors, and their effect on real estate development. Data collected were analysed using Frequency Distribution Tables, Mean and Standard Deviation, and mean weighted values.

Findings: The findings revealed that 97.6% of the respondents are male, 96.2% are married, and 3.5% are single. The respondents' age distribution shows that 61.6% of the landowners sampled are between the ages of 45-54 years. The age bracket is the active, working population and productive age of the society. However, the respondents' educational profile revealed 83.7%; 15.1% and 1.2% had tertiary, secondary, and primary education. The study, therefore, concluded that the need to checkmate the demented activities of land grabbers and their emerging antics that are inimical to real property development/investment through stringent measures must be emphasised.

Originality/value: The study is amongst the few attempts at exploring the challenges of real estate developer/investors in the hands of omo-onile (land grabbers) and the first bold step in the study area.

Keywords: Omo-onile. Land Grabbers, Residential Land, Land Ownership, Residential Real Estate.

1.0 Introduction

The recent trend in the operation of land grabbers popularly known as "Omo-oniles" in southwestern Nigeria, like in every other Sub-Saharan African nation, has taken a more drastic and grievous inclination as it affects the environment, economy, and human rights (Adarkwah, Anna, Anyamesem-poku, Santiago, 2018; Jimoh, 2018 and Odoemene 2015). However, it is essential to note that the omo-onile scourge is not peculiar to Nigeria in its conduct and operations, but has geographical spread of operation that is similar across the African sub-region with different nomenclatures used in addressing their activities. The primary activities of the omo-oniles, which is land grabbing have no single all-encompassing characterisation. Most often, their practice involves large scale land acquisitions or appropriation that infringes on users or landowners' rights. In Nigeria, this kind of land arrogation is commonly associated with the obas, chiefs, government, and the few influential people in societies. Earlier studies also revealed that similar practices existed in other African countries as Madagascar, Ghana, Senegal, South Africa, and Mozambique. It is becoming more evident that the current land rush or grabbing, especially by the few powerful and influential individuals, may continue in the continent for a much longer time due to the population growth rate coupled with the ever-increasing quest or need for land resource use.

As land grabbing activities are done in the other bigger cities in Nigeria, it is gradually becoming an emerging trend in medium and smaller cities like Owode-Ede in Osun State, Nigeria. The proximate location of Owode-Ede to Abere, the seat of government, and its location on the major highway linking Osogbo, the state capital, to Ibadan, has led to its sudden surge in real estate value. Before now, the omo-oniles' activities were unknown or alien to Owode-Ede, unlike as practised in the other bigger cities in southwestern Nigeria. The quest to own personal residential building(s) or build for a rental gain couple its nearness to the state capital has made Owode-Ede to become civil servant heaven. More so, the robust rental market of the city has triggered people's interest in land acquisition and ownership. The renewed interest in Owode-Ede landownership has in engendered the omo-onile (literary known as the 'landowner's children') operations by subjecting land purchasers/investors to the payment of ridiculous miscellaneous billing which are collected using different antics or strategies. These activities have truncated several land developmental plans, with property owners forfeiting their land and buildings worth billions of naira. For instance, in Lagos and Ogun states, the resurgence of the omo-onile syndrome has recently made the state government take some strict measures to sign the Lagos State Properties Protection Law 2016 and bill, H.B. No. 03/2016 of Ogun state to laws. Gbonegun (2019) reported that the Lagos state government for instance had signed a law that seeks to abolish land grabbing activities in their multifaceted forms. He further stated that Section 2(1) prohibits the taking over of landed property through the use of force or self-help or the involvement of any act inconsistent with the owner's proprietary right. The law further criminalises any form of 'illegal' encroachment on the properties of people.

Nevertheless, the emerging trend of the activities of the omo-oniles is progressively becoming problematic for residential real estate developers or investors, contributing to the high cost of building and declining hope of individual homeownership in Owode-Ede. Therefore, the research is designed against this backdrop to evaluate the augmented omo-onile activities' consequences on residential real estate development in the study area.

2.0 LITERATURE REVIEW

Jacovetti and Kone (2014) opined that land has a critical social function beyond productive, environmental, and economic roles. Societies and natural resources were built on land, which has been given two essential functions by man. The first function is nourishing as hunting, fishing, picking, caring, while the second is the spiritual function that suggested the emblematic sequence of some spaces; others are crucial to the initiation, and others are taboo.

The term Land ownership has been variously defined in the literature. Utuama in Jimoh (2018) equated land ownership to the "right of occupancy" or the right to hold and occupy/the maximum rights or interest existing over any piece of land. Hence ownership is of greater latitude as it encompasses possession and other similar sub-rights over any land. Onalo (2010), Nicola and Robert (2008) observed that landed property could be individually owned and co-owned by two or more persons or even cooperation. Nevertheless, Ankeli, Nuhu, Popoola, Ankeli, and Ojeniyi (2020), believe that in a typical Nigeria setting, land can be held by either the government, clan, families, or private individuals. Therefore, its ownership is all-encompassing, as a bundle of rights over any land, which may be either the right to lease; sale, easements, right of possession, usufructs right, right to charge, right to actual or beneficial possession, or right to keep people out of the property can as well occurs concurrently. Ankeli et al., (2020) thus warned that land ownership as the context that provides the primary source of livelihood for the poor, an investment vehicle, basis for wealth accumulation and divinity to others, should and must be devoid of all forms of discriminations. It is important to note that two different fundamental markets co-exist in the Nigeria land market. The formal and informal land markets. Jimoh (2018) observed that the informal approach to land ownership unravels the snags inherent in the formal land market, which has glided people's interest in the informal land market and opened up the progressions and approaches the informal form of land ownership, which is land grabbing.

Jimoh (2018) evaluates land grabbers' challenges on residential real estate development in six wards of Eti-Osa Local Government Area of Lagos state using survey research method. The study revealed that land accessibility impacts real estate development in the study area; hence, the need for stringent policy to check land grabbers' activities is inimical to real estate development. Odoemene (2015) examines the nature of socio-political economy and dynamics of government-driven land acquisitions in Nigeria since 2000 through a definitional search of what land grabbing is, resting out its elementary principles based on international idealism that explains the phenomenon. The study revealed that the re-emergence or emergence and the escalation of land acquisition trends in the country are the combined products of external and internal factors that eventually led to the environment that prompted and exacerbated problematic land acquisition patterns. The varied undercurrents of the local populace's dynamics and frank experiences were illustrated in the study through case studies of three government-led land acquisitions. Apart from highlighting the grab's trends, the study articulated the fundamental lessons and emerging realities of land grab practices in Nigeria. Both the studies of Jimoh (2018) and Odoemene (2015) failed to analyse land grabbers' activities in a medium-sized city as Owode-Ede as Jimoh's case study area is Eti-Osa in Lagos state while Odoemene focused on agricultural land grabbing in Nigeria. Similarly, Ndi (2017) used Nguti village intuitions in

south-west Cameroon to assess land grabbing, local contestation, and struggle for economic gain. The study shows that the consequences of land acquisition, among other things, encompass the displacement, dispossession, and privatisation of land and land resources collectively owned by the community; hence the need for a thorough understanding of the milieu for peasant resistance, as grabbing activities at times, restricts the locals access to their sources of livelihood.

Odoemene (2015) opined that any aggressive form of land acquisition that does not consider the consent and exemplary commitment to the evicted future existence is regarded as land grabbing. He believes that the three conditions that must be met in land acquisition exercise are the indigenous peoples' primacy or dominance, lawful consent, and non-coercion. On the other hand, Daniel and Mittal (2009) see land grabbing as the procurement or lease of vast tracts of land by wealthier, food apprehensive nations and private investors from typically poor landowners, developing countries' crops export. For Samuel (2011), land grabbing involves the acquisition of land by public authority, private enterprise, or individual using method that may be considered illegal, deceitful/fraudulent, or unfair, dubious, to take advantage of existing power differences, corruption, and the collapse of law and order in the society.

Jimoh (2018) concluded that grabbing both public and private land, which is a common trend in most cities in Nigeria, is a phenomenon that is intricately linked to social conflict with the wicked social, legal, and political problem in their property rights regime. Land grabbers or Omo-onile, a household name in Yoruba speaking western Nigeria, is synonymous with illegal, treacherous, and dubious land transactions, especially in the cities. In carrying out their nefarious practices, they come up with and enforced dubious laws through violence. Alalade et al., (2016), in a similar study, warned would-be landlords in Ogun State to be prepared first to engage the principalities and powers in a fight as the omo-oniles do not just engage their target with just ordinary physical fight but use other diabolical means. Charms are used or buried on the land, hire killers, extort money, and use any other forceful means to seize or dispose of or prevent anyone's entry into the land. The seize land from the owner is usually resell to the unsuspecting buyer. Hence, reports abound that helpless real estate investors/developers attempting to buy land from these sets of people have been extorted, physically assaulted, or at worst killed. The Omo-onile have been steadily constituting a sabot in the wheel of land use, assessment, and development in Nigeria (Jimoh, 2018; Samuel, 2011; Dada, 2003).

Owode-Ede, a fast-developing residential neighbourhood in Osun state, Nigeria, is gradually plunging into land encroachment and contestation problems resulting from the nefarious activities of omo-onile. Terror has been unleashed on landowners who refused to part ways with their land or paid the "omo-onile imposed taxes or dues. Properties have been demolished or resale with developers injured or, better still, life was taken by the omo-oniles. For there to be a sustainable residential real estate development market in Owode-Ede, there is a need to uncover the mythologies or realities of the operationalisation of the omo-oniles and their impact on residential real estate development.

3.0 Land Grabbing and the Nigeria Real Estate Market

Land grabbers' activities have caused the breakdown of peaceful coexistence, the death of many innocent citizens, brought about land dispute or contestation, and the total breakdown of law and order in many communities in Nigeria. These nefarious, reckless, illegal, and ruthless activities of the grabbers or omo-onile through the extortion of monies and violent dispossession of innocent property owners of their land rights, thereby discouraging investment in real estate, have made several anti-land grabbing bills to be passed into law in some states in Nigeria. Land disputes induced by omo-onile or land grabbers who are seen as the authority and have become a menace to their communities are widespread in most countries. The need for land resource use, poverty, weak land market institutions, greed, rapid population growth, scarcity, and land value appreciation has been identified as some of the enhancing factors of the omo-onile activities in the country (Jimoh, 2018; Alalade, Adedapo, Awoyemi, and Adebo (2016); Ankeli, Dabara, Omotehinshe, Lawal, Odeyomi and Adebawale 2017; Babette, 2008 and Dada, 2003). Modern-day civilisation and rapid population growth with uncontrolled urbanisation have led to land subdivision and private property ownership. The concept of private land ownership negates the medieval Greek mythologies of harmonious and peaceful coexistence as practised in the beginning. Hence, Adarkwah et al., (2018) asserted that as land grabbings have become a global problem, with the ever-increasing and rapid growth in population and the emergence of free trade policies of the global context, the actual end to land rush is doubtful.

Similarly, Udoekem (2012) observed that Nigeria's rapid population growth has undeniably caused the extreme surge in demand for housing accommodation and other related services and infrastructures. Land rush as encouraged and operated by the omo-oniles has exacerbated disputes over land with extensive negative consequences on sociopolitical, economic, ecological, and spatial development. The emerging nations or countries in transition with a feeble land market structure, where the poor lack access to land and the illegal means of gaining access to economic opportunities are widespread, are usually the worst hit. Land grabbing and the conflicts that emanate from there can

have devastating effects on individuals, groups, and even entire nations, especially in poor African countries where most populace live in abject poverty, illiteracy, and other social problems (Jimoh, 2018; Ndi, 2017; Nekabari and Aguiyi, 2012).

Any nation's real estate market is usually driven by such a country's economy and population size. Adarkwah et al., (2018) opined that several factors drive the real estate sector in Africa, but chiefly, these factors are its population. The continent's population strength, which is said to be over a billion but expected to hit 2.4 billion in less than the next 40 years, was identified to be among the prime motivational factors for real estate investment in the subregion. In Nigeria, a country with a mixed era of governance, meeting the real estate needs was seen as the government's function. Thus the private sector was initially kept out of the market. The sudden, unprecedented surge noticed in residential properties' rental growth and land value appreciation in cities as Ibadan, Lagos, Abuja, PortHarcourt, Kano, Kaduna, and others put more demand pressure on land-use and thus forces the government to open up the market for private investors. Moreso, these Nigerian cities witnessed an economic boom in the property market and population explosion that could no longer be curtailed by the government efforts alone. For instance, with over 40 million population, Lagos was said to have overtaken Cairo's city as Africa's biggest megacity. The rate of real estate development in Nigeria's southwestern region is alarming as every part of the region is experiencing one kind of land crisis or the other, which are most often exacerbated by the omo-onile syndrome.

Investment in real estate, which has become a lucrative business in the country, was neglected by the government. Ankeli et al. (2017) observed that the public and private sectors are the major players in the Nigerian real property market, with almost 85% of the private sector's national housing stock contributions. Despite the substantial national investment in real estate development, large population size, rental growth potentials, land value appreciation that have been the primary driver for land use conversion, successive governments in Nigeria continue to pay lip services on housing development issues. Again, government overbearing influences and policy summersault in public housing delivery programs, among other factors, have led to the underperformances of the sector. Nevertheless, the first bold step at solving the country's housing problem was in 1972 and 1973 when both the National Housing Programme and the Federal Housing Authority were established. The 1975 to 1979 housing programs of General Obasanjo was said to achieve only 15% of its intended plan. Housing development/provision plans of the other successive governments in Nigeria from 1979 to 2010 failed in their plans and policies, with only the Shagari government achieving only about 7.5% of her planned target.

Researchers in the built environment have confirmed the inadequacies of urban housing in Nigeria as the urban housing demand outweighs the prevailing housing supply capability of the urban housing investors (Ankeli, Dabara, Agidi, Oyeleke & Oladimeji 2015; Olujimi and Bello 2008; Olotuah 2002 and Olanrewaju, 2001). However, Kumo (2015) put the national housing need at about 17million to 20 million housing units. To address the current national housing deficit, Mabogunje in Ankeli et al., (2017) stated that several trillions of naira would be required. More so, there will be a need for the overhaul of the current national housing policy framework, attitudinal change, and sincere commitment. The government's abandonment of the real estate sector has empowered the omo-oniles in its operations.

4.0 Materials and Method

As an investigative study, both primary and secondary data sources were explored to achieve the purpose of the study, which is to evaluate the emerging trend of land grabbing and its probable effects on residential real estate development in Owode-Ede settlement in order to expose the factors necessitating land grabbers activities in the study area. Owode-Ede is one of the fastest developing settlements in Osun state. It shares a boundary with Ede township, Abere, the Osun state government's seat, Kajola village, and Aisu. The settlements' proximity to Abere, the seat of government, and Osogbo, the Osun state's capital city, has made it a choice location and destination for civil servants and alike.

Literature on land grabbing, real estate development and investment, and activities of the omo-onile in our communities was reviewed, and gaps were established. Physical inspections with oral interviews were conducted; questionnaires were administered, and the content of documents and relevant resources considered necessary for the study were analysed. The three residential neighbourhoods from where 1,230 residential sites were identified were selected through purposive sampling technique, and 861 plots representing 70% were randomly selected for the study, thus forming the investigation unit. The designed questionnaire used for the study was targeted at obtaining information on respondents' socio-demographic characteristics, residential plot accessibility, and ownership security, reasons for the loss of land to grabbers (omo-oniles), and general assessment of land grabbers activities as well as other challenges encountered by property owners. Data collected were analysed using Frequency Distribution Tables, Mean and Standard Deviation (S.D.), and Likert Scale. The five-point Likert scale was used to rate respondents' perception of the causes of omo-onile activities in the study areas. The responses used for the scale are:

strongly not a factor, Not a factor, fairly not a factor, A factor, and strongly a factor. Each of the response were further coded as: strongly not a factor (SNF) = 1, Not a factor (NF)= 2, fairly not a factor (FNF) = 3, A factor (F) = 4, and strongly a factor (SF) = 5. In order to measure and rate the perceptions of the respondents on the effect of the activities of the omo-onile on real estate development in the study areas, the responses were coded as Strongly Disagree (SDA) = 1; Disagree (DA) = 2; Undecided (U) = 3; Agree (A) = 4; Strongly Agree (DA) = 5. The coded responses were multiplied by the number of interviewees. The outcome gives the Weighted Value (W.V.). The addition or summation of the Weighted Values ($\sum WV$) was divided by the total number of respondents (n) to give each of the component Mean Weighted Value (MWV). More so, to get the Mean of Mean Weighted Value (MWV), the addition of the Mean Weighted Value ($\sum MWV$) was divided by the whole number of variables or factors (y) presented for the study.

Hence, $MWV = \frac{\sum WV}{n}$ where n = Respondents population.

The overall condition = Mean of MWV = $\frac{\sum MWV}{y}$ where y = total number of factors or variables presented.

The decision point for the 5-point Likert scale adopted for the variables or factor is 3.00. Hence variables or factors are considered applicable or contributory when summing its mean weighted value $\sum WV \geq 3.00$ but not a factor or contributory if $\sum WV < 3.00$.

Results and Discussion

Data collected and analysed are presented and discussed in this section. Table 1 presents the administration of the questionnaire and the percentage retrieved.

Table 1 shows the identified neighbourhoods selected for the study are Oke Alafia, Irewumi, and Apete communities. One thousand two hundred and thirty residential sites or landowners have had direct contact with the omo-oniles and experienced their communities' operation mode. Out of these numbers, the accessible and readily available landowners were picked and used for this study. Hence questionnaires were administered to the eight hundred and sixty-one (861) landowners that presented themselves for the study. It was back up with an oral interview as the body language, and some of the respondents' gestures provided better hints or answers to the questionnaires' questions. A total of 53.6%; 62.3%, and 97.4% of the respondents were therefore picked in Oke Alafia, Irewumi, and Apete. The analysis of the questionnaires distributed and retrieved are as shown in the table below.

Table 1: Questionnaire Administration

Neighbourhood	Number of plots Identified	Questionnaire Administration	% Retrieved
Oke Alafia	280	150	53.6
Irewumi	610	380	62.3
Apete	340	331	97.4
Total	1,230	861	70.0

Source: Field survey Data (2020)

The respondents' socio-demographic profile shown in table 2 below revealed that most of the respondents are male (97.6%), which shows male dominance in land ownership and as household heads in the study area. It further collaborated the assertion of Olayiwola and Olaitan (2019). The respondents' marital status shows that 96.2% of the respondents are married, 3.5% are still single, with 0.3% either divorced or separated. The respondents' age distribution shows that 61.6% of the landowners sampled are between the ages of 45-54years. The age bracket is the active, working population and productive age of society. It shows that majority of the landowners are active. The respondents' educational profile revealed 83.7%; 15.1%, and 1.2% had tertiary, secondary, and primary education. The respondents' high literacy level may be due to educational institutions' high presence, proximity to such cities as Ede, Abere, the government seat, and Osogbo, the state capital city. It thus made the area a choice location for civil servants and business people. Moreso, the relative early exposure of the region to western education could also be a factor. The educational profile shows that the respondents are knowledgeable enough to provide relevant answers to the problem. The assertion is in line with the submission of Jimoh (2018).

Table 2: Socio-Demographic Profile of Respondents

Variables	Frequencies	Percentage
Sex		
Male	840	97.6
Female	021	02.4
Total	861	100

Marital status		
Married	828	96.2
Single	30	3.5
Divorce/Separated	03	0.3
Total	861	100
Age		
25 - 34	61	7.1
35 - 44	150	17.4
45 - 54	530	61.6
Above 55	120	13.9
Total	861	100
Educational level		
Tertiary education	721	83.7
Secondary education	130	15.1
Primary Education	10	1.2
No formal education	-	0
Total	861	100

Source: Field survey Data (2020)

The nature of the omo-oniles' operations in the study area ranges from the imposition of illegal taxes on property developers, seizing of land, demolition of property, stoppage of work on-site to violent conflict or attack. Failure to pay or settle the bill or meeting the conditions of the omo-oniles often leads to calamities. Table 3 revealed that the omo-onile in Owode-Ede operated by either forcefully entering into others' land and reselling such parcel of land to multiple unsuspecting purchasers or seizing from the owner through violent means and ask the owner to buy back such land. These criteria with mean and standard deviation scores of 89.7, 148.379, and 69, 113.5033 ranked as the first and second most used criteria. Others are violent conflict on-site (44.7, 73.9076), stopping of work on site (32, 50.23943); imposition of levies/taxes and extortion (27, 41.56922), and destruction of buildings on-site (24.7, 35.85155). The table revealed that 95.5% of the variables were applicable, with 2.3% and 2.2% falls with the undecided and not applicable range.

Table 3: The Nature of Operation of Omo-oniles in the study area

variables	*Applic	Undecided	*Not Applic	Total	Mean	*STD
The imposition of levies/extortion.	75 (8.7)	3 (0.3)	3 (0.4)	81(9.4)	27	41.56922
Seizing/grabbing of land	200(23.2)	0(0)	07(0.8)	207(24.0)	69	113.5033
Distruction of buildings on land	66(7.7)	6(0.7)	2(0.2)	74(8.6)	24.7	35.85155
Reselling of land	261(30.3)	4(0.5)	4(0.5)	242(28.1)	89.7	148.379
Stop work on site	90(10.5)	4(0.5)	2(0.2)	96(11.1)	32	50.23943
Violent conflict on site	130(15.1)	3(0.3)	1(0.1)	114(13.2)	44.7	73.9076
Total	822 (95.5)	20 (2.3)	19 (2.2)	861	47.85	44.94737

Note: *Applic = Applicable; Note Applic = Note Applicable; STD = Standard Deviation

Source: Field survey Data (2020)

The examinations of procedure for land procurement or acquisition by landowners in the study areas as presented in table 4 revealed that 86.7% of the landowners in Oke Alafia; 27.9% at Irewumi, and 36.3% of the landowners at Apete community-acquired their land through direct purchase from the families that own the land. However, 27.7% and 23.5% of landowners in Irewumi and Apete communities patronise the omo-onile to acquire their land plots. None of the landowners in Oke Alafia uses omo-onile in the cause of their land acquisition. The reason for this may not be far from the fact that the Oke Alafia community is more developed with enlighten landowners with a substantial number of them working in lands ministries or are professionals in land and land-related disciplines. Other sources used in the acquisition of land in the three communities are cooperative societies, inheritance, and gifts. Land acquisition through inheritance and by gift was highest around Irewumi and Apete communities. This trend may not be unconnected because Irewumi and Apete communities were within Ede farming settlements where land inheritance and farmland allocation as gifts were more practised. However, this study's findings negate the

submission of Dabara, Lawal, Chiwuzie, Omotehinshe, and Soladoye (2019) conducted in Nigeria, which found that land acquisition in most traditional Nigeria farming communities are through inheritance or gift.

Table 4: Ways through which Landholders Access Land in the Communities

Land Access	Communities		
	Oke Alafia	Irewumi	Apete
Purchase from Family/ landowners	130 (86.7)	106 (27.9)	120 (36.3)
Purchase through Omo-onile	-	104 (27.4)	78 (23.5)
Cooperative Societies	10 (6.7)	100 (26.3)	120 (36.3)
Inheritance	06 (4.0)	50 (13.1)	10 (3.0)
Gift	04 (2.6)	20 (5.3)	03 (0.9)
Total	150 (100)	380 (100)	331 (100)

Source: Field survey Data (2020)

The study further investigated the textual evidence of land ownership in the study areas. Table 5 shows that most of the residential real estate owners possess purchase agreement as evidence of the ownership of plot they occupy. That is, 73.3% of the sampled population in Oke Alafia, 76.3% in Irewumi and 50.8% in Apete community. Only 18%, 5.3% and 10.6% of the residential landowners in Oke Alafia, Irewumi and Apete communities have converted their purchase or sales agreements papers to legally accepted documents as either Certificate of Occupancy or Right of Occupancy depending on the area of government jurisdiction the land rights falls. The table also revealed that those with either will or letter of administration are more in Apete (16.0%) and Irewumi (7.9%) communities compare to Oke Alafia with only 2%.

It may not be unconnected with the fact that Apete and Irewumi communities have the presences of more traditional/ aboriginal occupiersssss than Oke Alafia community which is more of new town and visitors' settlement. Residential landowners without documentary evidences are more in Irewumi and Apete communities as the landowners claimed to be the aboriginal owners of land and thus need no further textual or documentary evidences. In Irewumi community 10.5% of the landowners have no textual evidence or anything to prove their ownership of the land they occupy, 22.6% of residential land owners in Apete have nothing to prove their ownership while Oke Alafia had the least 6.7%. It explains the high level of land contestation/dispute caused by the omo onile operations in Apete and Irewumi.

Table 5. Textual/Documentary evidence of land ownership in the study areas.

Textual / Documentary evidence	Oke Alafia	Irewumi	Apete
Title deed/certificate of occupancy/Right of Occupancy	27 (18)	20 (5.3)	35 (10.6)
Will/letter of administration	03 (02)	30 (7.9)	53 (16.0)
No textual/ documentary evidence	10 (6.7)	40 (10.5)	75 (22.6)
Purchase agreement	110 (73.3)	290 (76.3)	168 (50.8)
Total	150 (100)	380 (100)	331 (100)

Source: Field survey Data (2020)

Table 6 presents the respondents' perception of omo-onile syndrome's causal factor in the study area. Owode Ede was a farm settlement under the traditional Ede. The mean summation of the weighted values, which is 4.1, denotes that all the factors tested are contributory factors, which are contributory factors. Both the summation of the Weighted Values ($\sum WV$) and the MeanWeighted Values (MWV) of the factors revealed that economic hardship and illiteracy/backwardness have the most decisive influence of 3,933 and 4.6 each and thus rank first. Other contributory factors to the omo-onile scourge in the study areas are greed/political influence, drug/ peer influence, and the lack of family cohesion with weighted value summation of 2,325; 3,573; and 3,872. The weighted mean values are 2.7, 4.1, and 4.5, ranking fifths, fourth, and third in that order.

Table 6: Residents' Perception of Causal Factors of Omo-Onile in the Study Areas

Factors	Rating and Weighted Values					ΣWV	MWV	Rank
	SNF (1)	NF (2)	FNF (3)	F (4)	S.F. (5)			
Greed/political influence	100	405	115	135	106	2,325	2.7	5 th
Economic Hardship	-	-	-	372	489	3,933	4.6	1 st
Illiteracy/backwardness	-	-	31	310	520	3,933	4.6	1 st
Drug/peer influence	-	14	140	410	297	3,573	4.1	4 th
Lack of Family cohesion	-	1	110	210	540	3,872	4.5	3 rd
Total						20.5		
Mean $\Sigma WV = 20.5/5 = 4.1$								

Source: Field survey Data (2020)

Table 7 revealed the respondents' perceived effects of the activities of the omo-onile on real estate development in the study area. The respondents' view that the activities of the omo-oniles discourage investment and real estate development in the study area. It is ranked first and the most important variable with the summation of weighted values and mean weighted values of 4,191 and 4.9. The perception is in line with Deininger and Castagnini's (2006) submission, who stated that land ownership conflicts bring about economic resource loss. The respondents further perceived the activities of the omo-oniles as a factor that exacerbates individual land right insecurity in the study area. The variable ranked second with the summation of weighted values and weighted mean values of 4,038 and 4.7. Others are its ability to create a loss in rent as potential tenants are unwilling to take up vacant spaces due to the fear of the operations of the omo-onile, thereby creating a void period and loss of rent in the property market.

The operations/activities of Omo-Oniles in land grabbing in the study area have led to the breakdown of social interaction among landowners. Many of the landowners that have encountered omo-oniles who have either sold their plot of land to multiple other purchasers, been forcefully evicted from their land, made to pay diverse arbitrary levies imposed on them, or have been assaulted are scared to interact with other landowners freely. It ranked 5th with the summation of weighted values and the weighted mean of 3,166 and 3.7, respectively. The overall outcome of the respondents' perceptions revealed that the variables achieved an acceptable level of 4.4.

Table 7: Respondents' Perceived Effects of Omo-onile activities on Residential Real Estate Development

variables	Rating and Weighted Values					ΣWV	MWV	Rank
	SDA (1)	DA (2)	U (3)	A (4)	S.A. (5)			
Discourages Real Estate Development	-	-	07	100	754	4,191	4.9	1 st
It reduces land value	-	-	30	678	153	3,567	4.1	4 th
It leads to a loss in rent	-	49	95	150	567	3,818	4.4	3 rd
Lead to land right insecurity	-	19	55	100	687	4,038	4.7	2 nd
Breakdown of social interaction	-	150	61	567	83	3,166	3.7	5 th
Total							21.8	
Mean $\Sigma WV = 4.4$								

Source: Field survey Data (2020)

5.0 Conclusion and Recommendations

The study examined the emerging trend and challenges of land grabbers or omo-onile on residential land ownership in Owode Ede, Nigeria. The study's findings revealed that 97.6% of the respondents are male, 96.2% are married, and 3.5% are single. It shows men's dominance in land ownership right in Africa. Earlier studies, as Jimoh (2018) and Alalade et al., (2016) reported similar results. The study further shows that the operations of the omo-onile in the study area range from the imposition of illegal taxes on property developers, seizing of land, demolition of property, stoppage of work on-site to violent conflict attack. Economic and illiteracy ranked the most important causal factors for omo-onile activities with weighted value and Mean Weighted Value of 3,933 and 4.6 each. More so, the study revealed that omo-onile activities discourage real estate development, depreciate land value, lead to rent loss, land right insecurity, among others. The finding is consistent with what was found in previous studies as Adarkwah et al., (2018), Jimoh (2018), and Alalade et al., (2016). The study, therefore, suggested the need for a checkmate of the demented activities of land grabbers and their emerging antics that are inimical to real property development / investment through stringent measures and the encouragement of residential property owners in the study areas to convert their purchase agreement to more acceptable documents as Certificate of Occupancy or Right of Occupancy. The geographical scope of the study is a limitation. The study covers just a fraction of a state in Nigeria. Future studies could be conducted with broader geographical coverage within Nigeria.

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