



THE CHALLENGES OF LAND GRABBERS ON RESIDENTIAL REAL ESTATE DEVELOPMENT IN ETI-OSA LOCAL GOVERNMENT AREA, LAGOS.

JIMOH, Usman Umar

Department of Urban and Regional Planning,
University of Ibadan, Ibadan, Nigeria
E-mail: ajigbogunadams@yahoo.com

ABSTRACT

One of the major challenges that have ever bewildered real estate development in Nigeria is the secured land for development. While research have focused more on property development and rental value, challenges associated with the land grabbers have not been given adequate attention in the literature. This study therefore, is designed to examine the challenges of land grabbers on real estate development in Eti-Osa Local government area (LGA) of Lagos state, Nigeria. Survey research method was adopted and both primary and secondary data were sourced for this study. The target population were the prospective developers. A purposive sampling technique was used to select six wards from Eti-Osa LGAs. Through reconnaissance survey, 1751 developing sites were identified out of which 210 (12%) were randomly selected for the study. The owners of selected properties were reached using a snowball approach. Some owners that could not be reached by physical contact were reached through telephone conversation. A set of questionnaire was used to obtain data on respondents' socio-demographic characteristic, accessibility to residential plot, general assessment of land holder, level of security of respondents' property, challenges encountered on respondents land, and size of land lost to land grabbers. Focus group discussion sessions were also held in the study area. Both descriptive and inferential statistics were used. Analysis of variance (ANOVA) was employed to analyse the data at p value ≤ 0.05 , while qualitative data were content analysed. Findings revealed that 77.6% of the respondents were male, 83.8% were married and 13.8% were singles, Age distribution of the respondents revealed that 6.7% fell within 21-30 years, 61.4% were aged 31-40 years. About 64.3% of the respondents had tertiary education and only 8.10% had primary education. Majority (78.6%) of the respondents were freeholders and 21.4% were leaseholders. On challenges of land grabbers to real estate development, the study revealed that although 78% of the sampled developers were freeholders and 21.4% leaseholder, 64.4% of the developers have lost part or all their lots to land grabbers: 52.63% of them have lost 900m²; 3.58% have lost between 90m² and 180m²; 15.79% have lost between 180m² and 250m². Land accessibility has affected real estate development in the area, therefore is the need to put in place the stringent policy that will check the activities of the land grabber. It was concluded that activities of the land grabbers are inimical to real estate development in Eti-Osa LGA, Lagos state.

Key words; Land grabbers, Real estate development, Rental Value, Lagos state

INTRODUCTION/STATEMENT OF PROBLEM.

The current world demographic trends are clear indicators of a growing population that may reach over 8 billion in the first quarter of the 21st century. Cities all over the world have witnessed rapid urbanisation over the years and this trend is going to continue overtime and in a dimension we have never seen before (Aledare, 2008). Meanwhile, according to official United Nations [population estimates](#) (medium variant, 2012 Revision), the world population of 7.2 billion in mid-2013 is projected to increase by almost one billion people within the next twelve years, 8.1 billion in 2025, 9.6 billion in 2050 and 10.9 billion by 2100.

Nigeria is one of the countries in the developing world with rapid growth in urbanisation. This growth places a demand for land needed for housing construction as well as infrastructural development. This astronomical rise in population in a city like Lagos has led to scarcity of land that has manifested in various housing shortages, escalation of rents, and house prices (Iruobe, 2012). Due to the enormity of the problem of housing, it has been said that government alone cannot meet the housing requirements of the nation (Nubi, 2007). Therefore, to fill this gap, private individuals and corporate bodies have been urged to take up the initiative to get involved in housing

provision to meet the shortfall. In the light of this, a lot of concerns have risen up against this initiative in form of availability of land for residential real estate development.

Land availability is very crucial to the success of real estate development, yet it is one of the most contentious issues facing most of the world's urban centres, especially Lagos in Nigeria. The land tenure system together with most of the land allocative machineries, have been held mostly responsible for the inequalities in land access between the urban well-to-do and the poor. Land ownership and more generally, the security of proprietary rights (which is associated with the informal land market) provide crucial links mediating between land and investment in its development (Omirin, 1999).

Omirin and Antwi (2004) note that illegality and informality have been presented as practical solutions to over-regulation of land tenure, use and transfer by administrative systems that are culturally alien, administratively inept and economically wasteful. In most urban centres of the country, the state's allocative mechanism presents only the formal option to access land for development. However, the bureaucratic bottleneck inherent with the formal land market is an issue to contend with. Another problem associated with formal land market is articulated by Iseh (2003), who asserted that only few of the urban populace such as the public officials, politicians, military personnel, and some other well connected persons, can easily access public lands, thus leaving the majority of the citizens with only an option of accessing land through the informal land market, which creates a competitive market for most of the urban lands, and consequently leading to land hunger within the urban people.

Globally, land hunger, especially among the urban poor, has taken unusual dimensions. The great desire to access land has led to some forms of land dispossession through unlawful threats from some quarters, to seize and gain control of land from lawful possessors. Worst still, some of the invasions if not executed by the authorities, may directly or indirectly receive the connivance of some representatives of the authorities. In some other situations, nonetheless, the authorities may be neutral, but may sometimes be handicapped in one form or the other from taking appropriate measures to remedy the situation.

In recent times, more attention has been devoted to housing problems via land availability challenges caused by the ever-increasing activities of land grabbers colloquially called 'Omo-Onile' in Western Nigeria. Land grabbing is a pattern of land capture by elites who engage gangs, corrupted public servants and the military to coerce small producers into relinquishing title to their ever more valuable lands in and near urban areas (Shelley and Charles, 2012). In Lagos city, many people have been duped of their hard earned savings. This is because they purchased land from the informal land owners, with the aim to develop and own their houses, so as to be free from landlords' extortion and harassment common in Lagos city, due to high housing demand. Dreams have been shattered as investments put into these ventures meet brick walls. The *Omo-oniles* who had already collected money from one buyer, forcefully reclaim it without refunding the buyer, and re-sell to another, denying the former buyer the ownership of a housing unit and the land paid for. Activities of Omo-oniles have thus become sources of serious concerns for Lagos State municipalities, city planners, estate surveyors, land surveyors and the state government, among others.

While researchers like Omirin (1999) investigated on land grabber and found the links between land and land investment, Iseh (2003) worked on the problems associated with the formal land market. Saturnino *et al.* (2010) gave a broader view of the politics of global land grab, Attah (2011) laid his focus on land grabbers in Nigeria and responses: protest or acquiescence and Shelley and Charles (2012) explain land expropriation and displacement. Komu (2014) covers areas of Urban Land grabbing and



its implications to urban development in Tanzania. However, none of these studies has been able to adequately investigate the challenges of land grabbers on the real estate development. This study therefore is designed to examine the challenges of Omo-oniles (a variant of land-grabbers) on residential real estate development in Eti-Osa Local Government area of Lagos State, with the aim of preferring sustainable solutions to the problems of housing provision emanating from scarcity of land in the area. Issues that will be tackled include; accessibility to residential plots, assessment of land holder and level of security of respondents' properties, effects of land grabbing on real estate development and challenges encountered in terms of size of land lost to land grabbers.

STUDY AREA

Eti- Osa Local Government Area (LGA) is one of the 20 recognized Local Government Areas in Lagos State, Nigeria. It lies in the south-western part of Nigeria. Eti-Osa Local Government Area was created in 1990. It was formerly part of Lagos Island Local Government in 1976 and the official seat of the federal government of Nigeria, until Abuja assumed that status in 1991. The local government comprises of some neighbourhoods like Ikoyi, Obalende, Victoria Island, Maroko and Ilesha, Ilado, Eti-Osa, Ajah, Sangotedo, Ado and Langbasa while Ikoyi and Victoria Island are formal settlements, where the high social class resides. Maroko, Ilado and Ilesha areas are predominantly informal settlements characterized by slums.

According to Akoteyon and Soladoye (2011), Eti-Osa Local Government Area is located between latitude $6^{\circ} 15'$ and $16^{\circ} 17'$ and longitude $3^{\circ} 3'$ east and $3^{\circ} 35'$ east. It is bounded in the south by the Atlantic Ocean, in the east by Ojo local government, on the north by Lagos lagoon and part of Mainland and Island local government and in the west by Ibeju-Lekki local government (Odumosu *et al.*, 1999). The study area occupies an area of about 192.3km^2 . The population is about 287,785 with density of 1,496 person per km^2 (National Population Census, 2006). The study area houses the Lagos lagoon and the beaches, which stretch to the Atlantic Ocean (Akoteyon and Soladoye, 2011). It comprises of nine wards namely; Victoria Island, Ward H1 and H2, Ikoyi West, Ward L1, Ikoyi East, Ward L2, Obalende, Ward M, Eti-Osa N. E, Ward K3, Eti-Osa, S. E, Ward K2, Eti – Osa N.W, Ward K1, and Eti – Osa S.W, Ward (Akoteyon and Soladoye, 2011).

The climate is a tropical one with an average rainfall of 2500mm and temperature of 30°C . The vegetation pattern reflects its coastal location with mangrove swamp trees being the dominant type. The topography is between 3-15m above sea level. The geology consists of quaternary alluvial deposits such as red-yellow, red-brown, grey and sandy- clays, silt, sand, gravels, and other detrital material (Akoteyon and Soladoye, 2011).

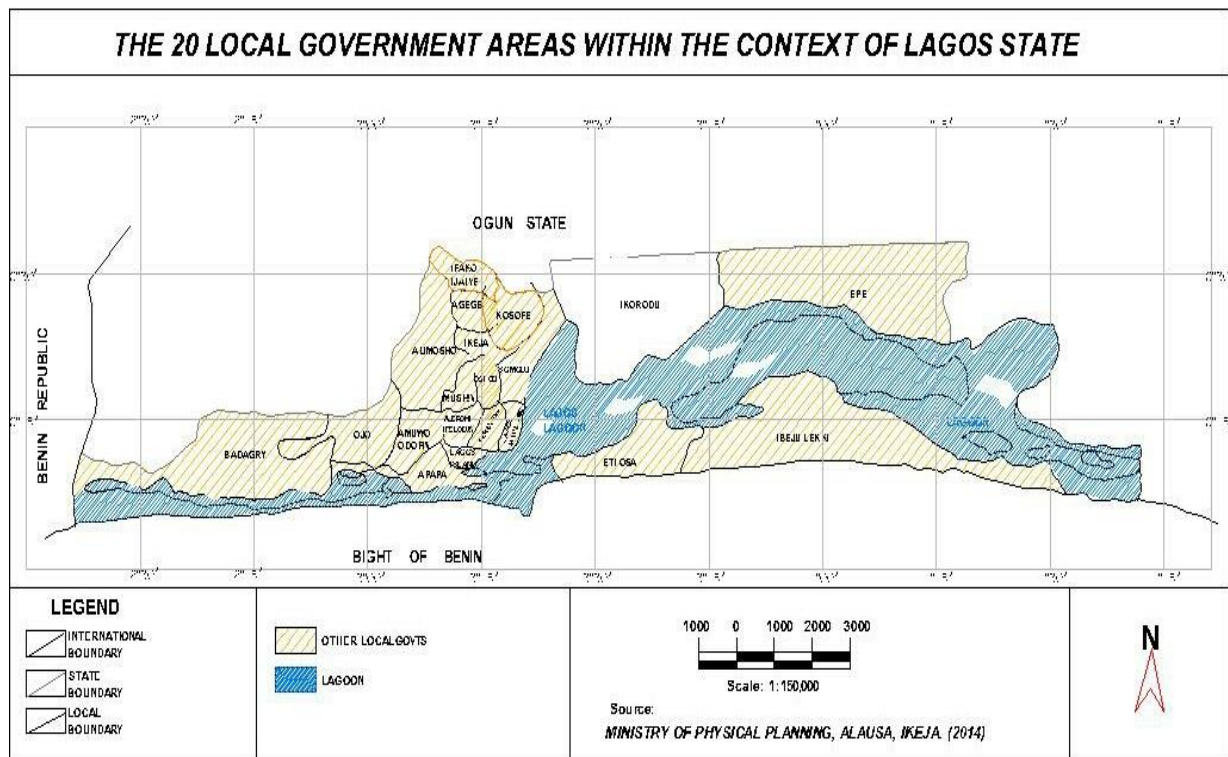


Figure 1: The 20 Local Government Areas in Lagos State.
Source: Ministry of Physical Planning, Alausa, Ikeja, Lagos (2014).



**Source: Ministry of Physical Planning, Alausa, Ikeja, Lagos (2014).
Figure 2: Eti-Osa Local Government Area.**

CONCEPTUAL / THEORETICAL FRAME WORK AND LITERATURE REVIEW

The concept of Land ownership is an ambiguous concept to define, because it encompasses and touches the periphery of many cycles. It denotes what was formerly referred to as 'right of occupancy' of land (Utuama, 1999). Thus the term 'owner' was one of gross imprecision in the law. From time immemorial, it has burgeoned up, thus resulting to too many definitions, as presented in the literature.

For instance, Utuama (1990) sees land ownership as signifying the maximum right or interest that exists in land. Hence, the right of owner consists of some right to use and enjoy the land to the superior right of another person. Ownership vests in the owner the right to possession. The right to possession may be immediate as when the owner is actually in possession. On the other hand, possession is mediate, where the owner grants possession of his land to another person; the ownership remains with the grantor while possession inheres in the grantee for the duration of grant. However, the right of possession to the land reverts to the owner when the grant comes to an end and he can then resume possession. In a rough understanding of this, it is understood that for ownership to occur, one need to have rights over the property. Thus, according to Onalo (2010), land ownership is where a person has various rights over a landed property. These rights may include; right of sale, right of possession, right of usufructs, right to lease, right to charge, right to create easements and right of keeping out strangers. Land could also be co-owned. This is whereby the right of ownership on land occurs concurrently (Nicola and Robert, 2008), where interest in land is vested in the more than a single individual, ownership of such interest remains shared as co-owners. Co-ownership may be in two forms of joint tenancy and tenancy in common.

By application, the land ownership concept explains different ways by which land could be owned by individuals or cooperation. The forms of ownership include the formal sector or the informal. The former sector involves the state governor's consent, while the informal sector does not involve the state government. Meanwhile, the informal approach to land ownership is the focus of this research, which gives directives and definition to the study population. It also unravels the problems inherent in the formal land market, which has drifted the interest of people to informal land market, and also open up the processes and methods involved in the informal form of land ownership, that is, grabbing, especially in Lagos, Nigeria.

The association between the notions of grabbing of land has now become common as it evokes a deeply worrying scenario (Giulia and Luca, 2012). Viewing land grabbing globally, it refers to the purchase or lease of vast tracts of land by wealthier, food insecure nations and private investors from mostly poor, developing countries in order to produce crops for export (Daniel and Mittal, 2009). This definition is based on the growing interest in large scale land acquisitions that always appear as government-backed investments, especially in developing countries. Government-backed deals can also be driven by investment opportunities rather than food security concerns (Daniel and Mittal, 2009). Cotula *et al.* (2009) discover that in many host countries, benefits are mainly seen in the form of investor's commitments on investment levels, employment creation and infrastructure development – though these commitments tend to lack teeth in the overall structure of documented land deals. Fred (2012) describes land grabbing as any contentious acquisition of large scale land rights by foreigner or other outsider, whatever the legal status of the transaction.

However, Samuel (2011) observes that land grabbing is an acquisition of land by a public, private enterprise, or individual in a manner that is illegal, fraudulent, or unfair, taking advantage of existing power differences, corruption, and breakdown of law and order in the society. Land grabbing is broader than land acquisition, as it involves the active role played by domestic elites, government bureaucrats, family members and clan heads who assume power and certainly misuse it to grab land from vulnerable groups (Samuel, 2011). Meanwhile, Land grabs are often either illegal, in that they contravene the law, or tend to exploit the loopholes in land laws and tenure systems and weak level of government coordination and capacity.

Land grabbing is also the contentious issue of large-scale land acquisitions: the buying or leasing of large pieces of land in developing countries, by domestic and [transnational companies](#), governments, and individuals. "Land-grabbing is a global phenomenon led by local, national and transnational elites and investors, and governments with the aim of controlling the world's most precious resources" (Giulia and Luca, 2012). Land grabbers also make their own rules which they enforce by violence, extorting outrageous sums from helpless Nigerians who attempt to acquire land in order to have roofs over their own heads. Grabbing of private and public land is a phenomenon that is intricately linked to social conflict that presents one of the wicked legal, social, and political problem in property rights in Lagos State.

In Nigeria, "*Omo Onile*", a Yoruba expression of the term, (meaning the "children of the land owners") has become synonymous with illegal and dubious land transactions, mostly in the urban centres. Dada (2003) describes them as the infamous land speculators, land grabbers and squatters whose nefarious activities prevent land purchasers from informal land market. The *Omo Onile* constitutes a clog in the smooth process of land assessment and development, mostly in the peripheral areas of urban centres of Lagos metropolis and some other parts of the country.

Recently, a land grabber sacked an entire community and chased its residents away. The intervention of the Lagos State Taskforce on Environmental and Special Offences (Enforcement) unit helped the residents to regain their houses (PM News, 2012). Also recently, some land grabbers were arrested by the taskforce in Ogba area of Lagos State where they manhandled an old man in an attempt to take over his property illegally.

PM News (2012) also gathered that most of the times, the *Omo-Oniles* end up selling a particular parcel of land to different buyers. These land grabbers are found in most parts of Lagos city, especially places like Ikorodu, Ajah, Mainland, Ikeja, Ogba, Agege, Oko-Oba, and other developing areas. They employ dangerous weapons like guns, cutlasses, broken bottles, knives, and even voodoo to unleash terror on innocent landowners who refused to pay their dues. Sometimes, these dues may be at the different stages of the building construction, when they demand huge sum of money illegally and most-times will forcefully chase the developers away from the land and resell to another person. Failure to evacuate the land may attract the wrath of the land grabbers as they could demolish the house under development, injure or even kill the landowner.

It is therefore contended that if the policies on housing development must succeed, the activities of land grabbers will need to be curtailed forthwith. The extent of winning the confidence of private investors who rely heavily on the goodwill of the informal land dealers to own land that can be developed may be elusive. Since the social policy of Lagos State, Nigeria, still falls short of true protection for the weak developer, the pursuit of sustainable housing development in Lagos State may remain a mirage. Pertinent questions to ask therefore are: Are the allegations about the extent of

land grabbers distortionary activities myths or facts? Why has the problem of land grabbers persisted in Lagos State? What are the dimensions of uncertainty caused by land grabbers? And in what ways do these activities affect residential real estate development by private individual? These are some of the questions that spurred the present study.

RESEARCH METHODOLOGY

Survey research method was adopted while both primary and secondary data were sourced for this study. The target population were the prospective developers. A purposive sampling technique was used to select six neighbourhoods with highest concentration of development in Eti-Osa LGA of Lagos state (table 1). Through reconnaissance survey, 1751 developing sites were identified out of which 210 (12%) were sampled using snowball sampling technique. This was done by asking the construction workers who were found on construction sites and around the vicinity of the study areas. This is necessary because developers are not located in one place nor is there a sampling frame that incorporates all developers in Lagos. Some developers who could not be reached by physical contact were reached through telephone conversation. A set of questionnaire containing the socio-demographic characteristic, accessibility to residential plot, assessment of land holder and level of security of respondents' property, effects of Omo-Onile on real estate development challenges encountered on respondents' land, in terms of size of land lost to land grabbers and size of land lost to land grabbers were administered to the respondents. Focus group discussion was also held in the study area. Both descriptive and inferential statistics [Analysis of variance (ANOVA)] were employed to analyse quantitative data at p value ≤ 0.05 , while the qualitative data were content analysed.

Table 1: The Sample Frame for the Study

S/N	Neighbourhood	Household Size	Population (2006)	Housing Stock	Sample size (12%)
1.	Ilesan Housing Estate.	1980	28371	425	51
2.	Lekki-Ikate and Environs	2150	29453	393	47
3.	Ilado/Eti-Osa and Environs	2334	20945	289	35
4.	Ajah/Sangotedo	3128	40115	411	49
5.	Ado/Langbasa	1985	21312	233	28
	Total	11577	140196	1751	210

Source: Afolabi (2013) and data update by the author.

RESULTS AND DISCUSSION

Data collected for the study are presented under five main sub-topics: socio-economic attributes of the respondents; accessibility to residential plot of land, assessment of land holder and level of security on respondents' properties, challenges and forms of challenges encountered on residential plots and the size of land lost to land grabbers.

Socio-economic Characteristics of the respondents

The study revealed that more than two third (77.6%) of the respondents were male, indicating prevalent male-headed household in the study area. Age distribution of the respondents revealed that 6.7% were aged between 21-30 years, 61.4% were aged between 31 and 40 years, 30% were aged between 41 and 50 years; and 1.9% were aged between 51 and 60 years. With regards to marital status, 83.8% of the respondents were married, 13.8% were singles, while 1.4% and 1.0% of the

respondents were separated and divorced respectively. Religions affiliation of the respondents revealed that 44.8% were Christians and 55.2% were Muslims. As regards education, 64.3% of the respondents had tertiary education, 19.0% had secondary education; 8.10% had only primary education, while 8.57% had no formal education (Table 2). The high literacy level of the respondents may not be unconnected to the early exposure of the area to western education. This may contribute to the respondents' understanding their rights with regards to ownership of land and the associated law in the study area.

Table 2: Socio-Economic Characteristics of Respondents

Variables	Frequency	Percentage
Sex Distribution		
Male	163	77.6
Female	47	22.4
Total	210	100
Age Distribution		
21 – 30 years	14	6.7
31 – 40 years	129	61.4
41 –50 years	63	30
51 –60 years	4	1.9
Total	210	100
Marital Status		
Married	176	83.8
Single	29	13.8
Separated	03	1.4
Total	210	100
Religion		
Christianity	116	55.2
Islam	94	44.8
Educational Level		
Tertiary education	135	64.3
Secondary	40	19
Primary	17	8.1
No Formal Education	18	8.6
Total	210	100

Source: Authors' Field Survey (2014)

Accessibility to Residential Plot

Ideally, every residential plot is expected to enjoy direct access by streets or roads. But investigations revealed that not every residential plot in the study area has this benefit, thus: only 78.6% of the respondents had buildings that had direct access by roads/streets while 21.4% of the respondents could only access their plots through footpaths. Among the various neighbourhoods in the study area, Ilado (82.9%) and Ado/Langbasa (82.1%) had the highest proportion of buildings having direct access to roads/streets accounting, respectively, while Ilesan (25.5%), Ajah/Sangotedo (24.5%) and Lekki/Ikate (19.1%) had the highest proportion of residents accessing their buildings through footpaths (Table 3).

Table 3: Accessibility of Residential Plot by Streets/Roads

Neighbourhood	Response		Total (%)
	Accessible (%)	Not accessible (%)	
Ilesan	38 (74.5)	13 (25.5)	51 (100)
Ilado	29 (82.9)	06 (17.1)	35 (100)
Ado/Langbasa	23 (82.1)	05 (17.9)	28 (100)
Lekki/Ikate	38 (80.9)	09 (19.1)	47 (100)



Ajah/Sangotedo	37 (75.5)	12 (24.5)	49 (100)
Total	165 (78.6)	45 (21.4)	210 (100)

Source: Author's Field Survey (2014)

Assessment of Land Holder and Level of Security of Respondent's Property

Investigation on type of land holding policy held by the respondents revealed that majority (78.6%) were freeholders, and 21.4% were leaseholders, indicating that the majority got their piece of land from the informal land market, and have not formalized/legalized it by processing the Certificates of Occupancy (C of O). This implied that despite the advent of the Land Use Act of 1978 that transfers the perpetual interest (freehold interest) to State Governors, people still do not understand that the only legally secured interest that can be held on urban lands is leasehold. Variations on neighbourhood bases of proportion of respondents with leasehold are: Ilesan (29.4%), Ilado (20.5%), Ado/Langbasa (17.9%), Lekki/Ikate (14.9%), Ajah/Sangotedo (22.2%) (Table 4).

Table 4: Land Holders' Status of Respondents

Neighbourhood	Types of Holders		Total (%)
	Freeholder (%)	Leaseholder (%)	
Ilesan	36 (70.6)	15 (29.4)	51 (100)
Ilado	31 (79.5)	8 (20.5)	39 (100)
Ado/Langbasa	23 (82.1)	5 (17.9)	28 (100)
Lekki/Ikate	40 (85.1)	7 (14.9)	47 (100)
Ajah/Sangotedo	35 (77.8)	10 (22.2)	45 (100)
Total	165 (78.6)	45 (21.4)	210 (100)

Source: Authors' Field Survey (2014)

Challenges Encountered on Respondents' Land

Investigations on challenges encountered by the respondents on the issue of land revealed that more than a half (64.41%) of the respondents experienced land grabbing, 18.64% experienced the challenge of having portions of their plots being forcefully converted to footpaths/roads, while 16.9% portions of their plots being forcefully converted to refuse dump sites (Table 5). Activities of Omo-Oniles in land grabbing here centres on forced eviction from sites, selling same plots to multiple developers, imposing diverse arbitrary levies on developers that must be paid immediately, selling developed plots with the buildings, and other vices. Next to the direct challenges of omo-oniles as listed above, they are also actively involved in converting portions of plots to footpaths and converting portions of plots to refuse dump sites. Among the residential neighbourhoods covered by the study, converting portions of plots to refuse dump sites is the second most prominent challenge in Ilado (16.7%) and Ado/Langbasa (29.4%) while converting parts of plots to footpaths/streets is the second most prominent challenge in Lekki/Ikate (17.9%). The study has therefore being able to confirm diverse challenges of activities of Omo-Oniles in the study area, which need to be checked by the government to encourage more investors investing in real properties in the study area.

Table 5: Form of Challenges Encountered by Respondents on their Lands

Neighbourhood	Forms of Difficulties		Total
	Land	Conversion of	
		Conversion of	

	Grabbing	part of the land To footpaths/ road	part of land to refuse dump sites	
	Frequency (%)	Frequency (%)	Frequency (%)	
Ilesan	13 (65)	5 (25)	2 (10)	20 (100)
Ilado	17 (70.8)	3 (12.5)	4 (16.7)	24 (100)
Ado/Langbasa	09 (53)	3 (17.6)	5 (29.4)	17 (100)
Lekki/Ikate	20 (71.4)	5 (17.9)	3 (10.7)	28 (100)
Ajah/Sangotedo	17 (58.6)	6 (20.7)	6 (20.7)	29 (100)
Total	76 (64.4)	22 (18.6)	20 (16.9)	118 (100)

Source: Authors' Field Survey (2014)

Size of Land lost to Land Grabbers

Investigations on the size of land respondents lost to land grabbers revealed that, of 64.41% of the respondents that lost portions of their plots to land grabbers, more than a half (52.63%) of them lost less than 900m², 31.58% lost between 900m²-180m² and 15.79% lost between 180m²-250m² (Table 6). Comparing these on neighbourhood bases revealed that all the neighbourhoods had around three-fifths of the respondents losing around 900m² of land to land grabbers. Observed loss of land has a lot of implication on real estate development especially in terms of open space and the required set-back for an ideal residential landuse. It could also constrain the available land required for residential planning. The enormity of this challenge corroborated the assertion of *PM news* (2012) earlier mentioned in this study.

Table 6: Sizes of Land Lost to Challenges

Neighbourhood	Sizes of Land Lost			Total
	900m ²	900m ² -1800m ²	1800m ² -2500m ²	
	Frequency (%)	Frequency (%)	Frequency (%)	
Ilesan	12 (60.0)	5 (25.0)	3 (15)	20 (100)
Ilado	14 (58.3)	6 (25.0)	4 (16.7)	24 (100)
Ado/Langbasa	10 (58.8)	4 (23.5)	3 (17.6)	17 (100)
Lekki/Ikate	17 (60.7)	7 (25.0)	4 (14.3)	28 (100)
Ajah/Sangotedo	18 (62.1)	7 (24.1)	4 (13.8)	29 (100)
Total	71 (60.2)	29 (24.6)	18 (15.2)	118 (100)

Source: Authors' Field Survey (2014)

Effects of land grabbers on real estate development in the study area

Investigation on the effects of land grabbing on real estate development in the study area revealed five different effects as follows: 21% of the respondents' livelihoods were negatively affected by the activities of land grabbers; 22% were forced to take another plots that were not as accessible as the former ones; more than a third (33.9%) of the respondents lost their previous plots without any compensation from land grabbers; 16.1% were involved in violent conflicts that did not involve loss of human lives; while 6.8% were involved in violent conflicts that involved loss of human lives (Table 7). Loss plots is the most common effect of Omo-Onile in Ilesan (43.5%), Ilado (34.8%) and Ajah/Sangotedo (44.7%) while being forced to another plot is the most common effect in Lekki/Ikate (40.0%).

Table 7: Effects of land grabbers on real estate development in the study area

Neighbourhood	Negative effects on livelihood	Forced to another plot	Loss of previous plot	violent conflict without death	Violent conflict with Death	Total
Ilasan	02 (10.0%)	06 (30.4%)	10 (43.5%)	02 (10.0%)	-	20 (100%)
Ilado	05 (26.3%)	02 (10.5%)	06 (34.8%)	03 (15.8%)	03 (15.8%)	19 (100%)
Ado/Langbasa	08 (34.8%)	01 (4.3%)	08 (34.8%)	04 (17.4%)	02 (8.7%)	23 (100%)
Lekki/lkate	03 (10.0%)	12 (40.0%)	05 (16.7%)	09 (30.0%)	01 (3.3%)	30 (100%)
Ajah/Sangotedo	05 (20.0%)	04 (16.0%)	11 (44.7%)	03 (12.0%)	02 (8.0%)	25 (100%)
Total	25 (21.2%)	26 (22.0%)	40 (33.9%)	19 (16.1%)	08 (6.8%)	118 (100%)

Source: Authors' Field Survey (2014)

The study has been able to establish the diverse ways the activities of land grabbers adversely affect real property development in the study area. The study also revealed variations in the severity of the activities of land grabbers among the neighbourhoods covered by the study, although it was not known whether the variations are statistically significant or not. Further investigations were carried out to check whether the observed variations were statistically significant. Derived from table 7, a one-way between groups analysis of variance was conducted to explore the variation in effects of land grabbers on real estate development among five communities (Ilasan, Ilado, Ado / Langbasa, Lekki/ lkate, Ajah/ Sangotedo). There was a statistically significant variation at the $p < .001$ level in the negative effects on livelihood, forced to another plot, loss of previous plots, violent conflict without death and violent conflict with death) for the five communities $F(4, 232) = 7.41, p < .001$.

Table 9: Summary of ANOVA of effects of land grabbers on the real estate development

	Sum of Squares	Df	Mean Square	F	Sig.
Between Communities	100.01	4	49.27	7.41	0.001
Within Communities	135.99	232	6.07		
Total	236.00	236			

Source: from Table 8

Conclusion/Recommendation

In conclusion, the prevalence of the activities of land grabbers in the study area, though varied significantly among the various neighbourhoods, generally impede peoples' access to land for real property development in the study area. This is a great challenge the government at both local and state levels of government should endeavour to ameliorate to enhance housing delivery in the state.

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