

Land ACT and Socioeconomic Development in Enugu State

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Abstract

The study examined the land use act and socioeconomic development in Enugu State. The specific objectives of the study were to: analyze the effect of land acquisition processes on investment opportunities in Enugu state, examine the effect of the Land Use Act on rapid urbanization in Enugu State and identify the effect of the Land Use Act on housing development in Enugu State. Three research questions and hypotheses were raised to guide the study. This study was conducted using survey research design. The study employed secondary and primary sources of data. The population of the study was 1106681. Taro Yamane formula was used to determine the sample size of 400. The collected data was analyzed through the use of mean score. The Z-test analysis technique was applied in testing the hypotheses. The findings revealed that Land acquisition processes has affected investment opportunities in Enugu state, Land Use Act has significantly accelerated the rate of urbanization in Enugu State and Land Use Act has positively influenced housing development in Enugu State. The study concludes that the Land Use Act has had a profound impact on socioeconomic development in Enugu State. By centralizing land ownership and streamlining land allocation processes, the Act has facilitated increased agricultural productivity and accelerated urbanization. The study recommends that Enugu State should enhance the clarity and reliability of land titles, ensuring that property rights are well-defined and protected.

Keywords: Land use Act, Socioeconomic Development, Land acquisition processes, Investment opportunities

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1. Introduction

Land is one of the most controversial assets of nature, a resource of primary importance upon which the whole economy of any nation hinges; hence any policy on land affects the economy of the nation positively or negatively depending on whether a right or wrong policy is initiated. Land is said to be fragile and scarce. This implies that it is not enough and difficult to acquire and also human activities can damage or destroy the land resources. It is short in supply and needed to be effectively utilized in order to satisfy the aspiration of those who acquired it. Land is the basic necessity of life which provides food, shelter, and Livelihood to man (Oxford Advanced Learner's Dictionary 2006; and Omeje 2008). The important insight is that humanity realized and to decide how negotiable the organizing principles of linkage between society and landscape are. It provides that economic, social and environmental future of our country depends on the wise use of land. It is construed that no development can be effective without land. Thus, land without dimension of tenure is meaningless concept. So, in using the expression land use Act, it is usually concerned with the legislation that provides the right to use of land in both urban and rural areas of Nigeria. The right includes the rights of occupation and development, alienation and many privileges associated with land.

For available land to be equitably managed among the people and promote maximal use of it by prospective resource owners, there is need for a worthy land policy to be in place for effective control and management of land in order to witness the desired development in Nigeria. Prior to 29th March, 1978 when the Land Use Act was enacted, there were land laws which governed land tenure systems in Nigeria. These laws were in use in the country and were later found to be substandard because despite their existence, the problems of land tenure continued in Nigeria. Damilola (2020) stated that the Land Use Act in Nigeria is one of the important laws that need to be understand either as a land-owner or land-owner to be. Activities of land grabbers, scam agents and the number of professionals required are some of the biggest challenges in legitimately and successfully acquiring a land in Nigeria. 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, if not revolutionary, changes in the erstwhile land tenure systems in the country (Land Use Act, 1978). 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 themselves worked hardship on the citizens and tended to impede economic development, which the Act initially sought to stimulate (Nwocha, 2016).

The Land Use Act of 1978 significantly transformed land administration in Nigeria, aiming to streamline land ownership and utilization. In Enugu State, the Land Use Act era has been marked by notable socioeconomic changes. The Act centralized land management under the state government, purportedly to facilitate equitable access and reduce land disputes. This shift has had mixed impacts on socioeconomic development in the state. On one hand, the centralization has streamlined the process of acquiring land for development projects, which has encouraged investment in real estate, agriculture, and industrial sectors. For instance, recent studies have highlighted how improved land access has boosted agricultural productivity,

contributing to food security and employment generation (Eze, 2022). Similarly, the construction sector has seen growth, driven by increased urbanization and infrastructure projects.

1.2 Statement of the Problem

The Land Use Act of 1978, implemented to streamline land administration and enhance equitable access to land in Nigeria, has had varied implications for socioeconomic development in Enugu State. Despite its intended benefits, several challenges have emerged, hampering the state's overall progress. Firstly, the centralization of land management under the state government has created significant bureaucratic obstacles. These hurdles, often coupled with corruption, have made the land acquisition process cumbersome and expensive, deterring potential investors and local entrepreneurs from engaging in productive ventures. This bureaucratic inefficiency disproportionately affects smallholder farmers and rural communities, who face difficulties in securing formal land tenure. Consequently, this leads to decreased agricultural productivity and economic instability among these vulnerable populations.

Secondly, the complex and costly process of obtaining certificates of occupancy has resulted in a significant portion of the populace remaining outside the formal land market. This exclusion perpetuates socioeconomic inequalities, as those without formal land rights have limited access to financial services, credit facilities, and government support programs essential for economic advancement.

Moreover, the rapid urbanization driven by increased land access for development projects has often occurred at the expense of rural livelihoods. This urban expansion has led to socioeconomic displacement, further exacerbating inequalities and social tensions within the state. Addressing these challenges requires comprehensive reforms to enhance transparency in land administration, reduce bureaucratic barriers, and support marginalized groups. Only through such measures can Enugu State achieve equitable and inclusive socioeconomic development in the Land Use Act era.

1.3 Objectives of the Study

- i. analyze the effect of land acquisition processes on investment opportunities in Enugu state;
- ii. Examine the effect of the Land Use Act on rapid urbanization in Enugu State.
- iii. Identify the effect of the Land Use Act on housing development in Enugu State.

1.4 Research Questions

- i. How have effect of land acquisition processes affected investment opportunities in Enugu state?
- ii. What is the effect of the Land Use Act on rapid urbanization in Enugu State?
- iii. What effect does the Land Use Act have on housing development in Enugu State?

1.5 Hypotheses

- i. Land acquisition processes has affected investment opportunities in Enugu state.
- ii. The Land Use Act has significantly accelerated the rate of urbanization in Enugu State;
- iii. The Land Use Act has positively influenced housing development in Enugu State.

2. Review of Related Literature

Conceptual Review

Land Use Act

The Land Use Act of 1978 is a pivotal legislation in Nigeria that centralized control over land under state governments. It was enacted to address the complexities and challenges associated with land tenure, management, and administration across the country. Under this Act, all lands in each state of the federation are vested in the Governor of the state, who holds them in trust for the people and is responsible for their allocation and management (Federal Republic of Nigeria, 1978). This centralized control was intended to streamline land administration, reduce conflicts over land ownership, and facilitate more efficient land use planning and development. The Act fundamentally altered land tenure systems by abolishing freehold land tenure and replacing it with leasehold tenures, where individuals and communities are granted statutory rights of occupancy (Federal Republic of Nigeria, 1978). This shift aimed to enhance security of land tenure and stimulate investment in agriculture, housing, and infrastructure development by providing clearer and more secure property rights.

Critically, the Land Use Act has been both praised for its potential to improve land governance and criticized for bureaucratic inefficiencies and challenges in implementation, which have sometimes hindered its intended benefits (Ogu, 2019). Its impact varies across different states and regions, reflecting the diverse socioeconomic contexts and governance frameworks within Nigeria.

Land Use Act of 1978

The Land use act (formerly called the Land Use Decree) was promulgated on 29th of March 1978. According to Chapter 202 of the Laws of the Federation of Nigeria 1990, the Land Use Act is “An Act to Vest all Land comprised in the territory of each State (except land vested in the Federal government or its agencies) solely in the Governor of the State , who would hold such Land in trust for the people and would henceforth be responsible for allocation of land in all urban areas to individuals resident in the State and to organisations for residential, agriculture, commercial and other purposes while similar powers will with respect to non-urban areas are conferred on Local Governments (27th March 1978) Commencement.” Prior to the enactment of the Land Use Act in 1978, there were three main sources of land law: Customary Law (varied from custom to custom), English received law (which comprises of the common law, doctrine of equity and statues of general application), and local legislation(Oseni, 2011).The Parliament of the then northern Nigeria passed the Land Tenure Law in 1962, which governed all interest affecting land. In the then Southern Nigeria, however, customary system of land tenure governed land interest and land was owned by communities, families and individuals in freehold (Bolaji, 2011). Land was acquired either by inheritance, first settlement, conveyance, gift, outright purchase or long possession, as such, causing conflicts and violence in terms of ownership. The Land Use Decree was promulgated on 29 March, 1978 following the recommendations of a minority report of a panel appointed by the Federal Military Government to advice on future land policy (Adegboye, 1987).

Socioeconomic Development

This is a product of the whole complete range of a particular kind of development from poor condition to those who are materially and socially satisfactory. Ewetan and Urhie (2014) define socio-economic development as a process of social and economic transformation in a society measured with indicators like growth rate, Gross Domestic Product (GDP), life expectancy, literacy, unemployment levels, considering changes in less

tangible factors like personal dignity, freedom, personal safety and freedom from fear of physical harm and freedom of association. To Chonjnichi (2010) notes that it embraces changes taking place in the social sphere, mostly of an economic nature. A more operational definition is offered by Fritz that socio-economic development is “progress in terms of economic and social factors within a geographical unit, a process of raising the level of prosperity through increased production, distribution and consumption ...” (Fritz, 2010). Put simply, socio-economic development is progress in the quality of social and economic life or improvement in social and material wellbeing.

Investment Opportunities

Investment opportunities refer to the prospects for individuals, businesses, and institutions to allocate capital into various sectors with the expectation of generating returns. These opportunities are influenced by economic conditions, market dynamics, regulatory frameworks, and sector-specific trends. Understanding investment opportunities involves assessing risk, potential returns, and market conditions to make informed financial decisions. Countries with clear legal frameworks and supportive business environments tend to attract more foreign direct investment (FDI) and domestic capital, stimulating economic growth and job creation (IMF, 2021).

In practice, identifying and seizing investment opportunities require thorough market analysis, risk assessment, and strategic planning. Investors often seek sectors with high growth potential, favorable regulatory environments, and sustainable business models to maximize returns while managing risks. In conclusion, the concept of investment opportunities is integral to economic development strategies, fostering capital flows into productive sectors that drive innovation, employment, and sustainable growth.

Urbanization

Urbanization refers to the process by which an increasing proportion of a population resides in urban areas, leading to physical expansion and socio-economic transformation of cities and towns. It encompasses demographic shifts, infrastructure development, and changes in land use patterns that accompany urban growth (UN-Habitat, 2020). Recent research underscores the rapid pace and global scale of urbanization, highlighting its profound implications for sustainable development and quality of life. The United Nations' World Urbanization Prospects report identifies urbanization as a defining trend of the 21st century, with cities expected to accommodate over 60% of the global population by 2050 (United Nations, 2019). This trend necessitates proactive urban planning and management strategies to address challenges such as housing shortages, transportation congestion, and environmental degradation.

Housing Development:

Housing development encompasses the planning, construction, and management of residential buildings and infrastructure to meet the housing needs of a population. It plays a critical role in urban and rural development, influencing quality of life, social equity, and economic stability (UN-Habitat, 2021). Recent research underscores the global challenges and opportunities in housing development, particularly in the context of rapid urbanization and demographic shifts. The United Nations' Sustainable Development Goals highlight the importance of ensuring adequate and affordable housing for all, recognizing housing as a fundamental human right essential for sustainable development (United Nations, 2015).

Theoretical Framework

For a study on the effect of the Land Use Act on socioeconomic development in Enugu State, two relevant theories that could be utilized are the Institutional Theory and the Sustainable Livelihoods Framework.

Institutional Theory

Institutional Theory, propounded by sociologist John W. Meyer and his colleagues in the late 1970s, provides a comprehensive framework for understanding how institutions—comprising formal rules, norms, and routines—shape the behavior and actions of individuals and organizations. The theory underscores that institutions are pivotal in providing stability and meaning within societies, guiding social behavior through both explicit regulations and implicit expectations.

Institutional Theory focuses on the role of institutions in shaping economic behavior and development outcomes. Institutions, in this context, refer to the rules, norms, and legal frameworks that govern land use and management. The theory posits that effective institutions are crucial for economic development because they reduce uncertainty, lower transaction costs, and facilitate coordination among economic actors.

The tenets of Institutional Theory include several key concepts. **Institutional Isomorphism** describes the process by which organizations within a given field become increasingly similar over time. This homogenization occurs due to three types of pressures: coercive (stemming from regulations and policies), mimetic (arising from organizations imitating successful peers), and normative (emerging from professional standards and networks). **Legitimacy** is another central tenet, emphasizing that organizations conform to institutional norms and practices to gain societal acceptance and validation, which are crucial for their survival and success. This pursuit of legitimacy often leads to **Institutionalization**, where certain practices and processes become deeply embedded and taken for granted within organizations and society. Additionally, the concept of **Decoupling** highlights that organizations may adopt formal structures and practices to appear legitimate while their actual operations may diverge from these formalities. This discrepancy often arises from the need to balance institutional conformity with operational efficiency. Overall, Institutional Theory offers valuable insights into the dynamics of organizational behavior and societal change, illustrating how deeply ingrained norms and structures influence actions across various domains.

The Land Use Act represents a significant institutional framework governing land tenure and administration in Nigeria. Institutional Theory can help analyze how the Act's provisions and the institutions responsible for its implementation affect land use practices and socioeconomic outcomes. This theory can be used to examine the efficiency of land administration agencies and the impact of bureaucratic processes on agricultural productivity, investment opportunities, and urban development. Institutional Theory provides insights into how institutional weaknesses, such as corruption and inefficiency, hinder the effective implementation of the Land Use Act and limit its potential benefits for socioeconomic development.

Applying Institutional Theory to the Post Land Use Act's impact on socioeconomic development in Enugu State provides a robust framework for understanding how institutional structures, rules, and norms influence land use practices and economic outcomes. Institutional Theory, which emphasizes the role of formal and informal institutions in shaping behavior and

interactions, is particularly relevant in analyzing the effectiveness and challenges of the Land Use Act.

Empirical Review

Otty, Nwosu & Udobi (2021) focused on Critique of Nigerian Land Use Act of 1978. This paper critically examines the Nigerian Land Use Act of 1978 and its impact on economic development. The paper also examined the inherent problems of Land Use act as well as importance of the act since its inception. The economy of a country also depends on land for its survivor. To make land in Nigeria available to all and to ensure that land is acquired and put to a proper use for the needed development, governments during and after colonial period enacted the Land Use Act to govern the use or administration of land in Nigeria. Land policy affects the economy of a nation either positively or negatively depending on how effectively the policy is implemented. The Land Use Act was enacted in 1978 with the aim of improving economic development by ensuring effective and equitable utilization of land and land resources in the country. However, achieving this objective has been hampered by two major obstacles. The first is the inherent contradictions and defects in the law, and the second is institutional weakness and lack of political will to implement the Act fairly and equitably. However, the Land Use Act of 1978 (LUA) has failed to achieve some of its objectives. The failure is ascribed to problems inherent in the Act and poor implementation. To secure economic development and easy access to land by both government and the citizens, the study recommend the amendment of certain provisions of the Act as well as government to implement the amended version of the Act in a fair and equitable way.

Derri and Egemonu (2022) conducted a study on Impact of the Land Use Act on Land Tenural System in Nigeria. Through documentary evidence, Before the advent of the Land Use Act in 1978, individuals, families and communities owned land absolutely according to customary law. Thus, the family or community was free to give out their land to deserving members of the family or community or even to outsiders as the case may be. Where an individual was the absolute owner of the land, he was free to deal with it in any manner he liked. Therefore, the individual, family or community exercised all incidents of ownership without restrictions. All these were altered when the Land Use Act was promulgated. The extent to which this Act affected the existing land tenural system in Nigeria is discussed in this article. This article critically analyses the land tenure system under both conventional land law and customary land tenure in Nigeria. Methodology: Applying doctrinal research methodology, it uses some available resources in some Nigerian libraries, both online and offline. Findings: This study concluded that the provisions of the Land Use Act have severe consequences on land tenural system in Nigeria. Recommendations: In view of the challenges highlighted in the Act, this article recommends among other things that the State Governors need to improve and quicken the process of issuing certificates of occupancy and payment of adequate compensation after revocation of title to land to forestall unnecessary litigation and that there should be a land reform that recognizes the rights of individuals or communities to land either freehold (indefinite absolutely) or for a relatively longterm duration. This will ensure a genuine free market economy.

Ugonabo, Egolum & Sado (2023) focused on Nigerian Land Policy: Issues, Challenges and The Way Forward. Efficient administration and management of land ownership, holding and uses cannot be adequately achieved without sound land policy and its effective implementation. Land policy is essentially aimed at ensuring land accessibility to citizens of the society as well as protection of their interests. The contemporary land policy in Nigeria is the Land Use Decree No. 6 of 1978, now Land Use Act (LUA), Cap L5, Laws of the Federal Republic of Nigeria

2004. This paper aims at undertaking a contemporary review of the issues and challenges of land policy in Nigeria in order to proffer ways to ameliorate them and ensure that land is accessible to citizens at reasonable ease. The issues and challenges of Nigerian land policy include: the abrogation of freehold interest which affect the free market economy; excessive bureaucracy in obtaining Governor's consent and approval for land transactions and issuance of certificate of occupancy; underdeveloped or bare land not having commercial value according to the LUA which limits the use of land for mortgage and some other purpose transactions; insecurity of private land ownership, etc. National sustainable economic development and growth depend largely on the land policy in operation; hence it should be inclusive and responsive to the needs of all land users. It is therefore recommended that the LUA, should be excised from the 1999 Constitution to ease requisite amendments to address these contemporary issues and challenges of the land system and use.

Ugonabo, Igwe & Oladejo (2018) examined the impact of land Administration on Housing Delivery in Onitsha, Anambra State, Nigeria. This study examines the impact of lack of effective land administration on housing delivery in Onitsha with a view to developing efficient land administration policy in Onitsha to enhance housing delivery. Specifically, the study sought to: show the nexus between land administration and housing delivery; examine the extent to which inefficient land administration affects housing delivery; and determine the rationale behind investors' shift in focus from Onitsha. A sample of 385 residential property investors and 36 real estate professionals in Onitsha were used. Findings from the study reveals: there was steady decline in housing delivery due to ineffective land administration from 2004 (99%) to 2010 (29%) indicating a huge 70% drop in housing delivery within the 7 year period which translates to scarcity of housing accommodation and skyrocketing of rental values; limited access to finance explains why majority of real estate investors operate in the informal market rather than access mortgage finance; high cost of land registration and titling in Onitsha has resulted in residential property investors' shift in focus from Onitsha to Asaba as many residential property investors who hitherto invested in Onitsha now invest only in Asaba. The recommendations to improve housing delivery in Onitsha include strictly adopting and implementing the provisions of 2012 National Housing Policy by the state to provide enabling environment for private developers to provide affordable housing for residents of Onitsha. The state government should also review downwards the transaction costs (fees and taxes) for landed properties in the state in line with what is obtainable in neighboring states.

Adekola, Azuh, Adeloje and Amoo (2018) focused their study on Urban renewal in Nigeria: a slash and burn approach? Results from binary logistic regressions show that urban renewal has significant effects on the occupation (odds ratio = 3.0; $p < 0.01$) and income ($p < 0.01$) of those affected. Urban renewal also significantly affects the health status of the local residents because results show that persons whose houses or shops were demolished are twelve times more likely to lose sound sleep (odds ratio = 12.08; $p < 0.01$) and also have serious issues with loss of appetite ($p < 0.01$) and sadness ($p < 0.01$) all of which are symptoms of depression. These take place as a result of avoidable consequences like forced displacements and disregard for residents' economic, social and cultural (ESC) rights all engendered by poorly planned and poorly executed urban renewal.

Aluko (2019) examined the Urban Development of a City in Niger Delta Region of Nigeria. Using Stone's urban regime theory, the purpose of this phenomenological study was to explore from the perspective of developers, associations, and government agencies (referred to as stakeholders), the roots causes of indiscriminate urban development and their activities in the process in the Niger Delta Region. Coded, and analyzed using Braun and Clarke's procedure for thematic analysis. Findings included six themes of limited knowledge, passive role,

recognition of experiencing the problem, contributing to the problem, weakness of regulatory framework, and lack of synergy in the process. The principal theme was limited knowledge of the roles and obligations of participants which impede participation in the planning process.

Adjekophori, Egolum & Emoh (2020) examined the nexus between land Administration System and Land Market Development in Delta State, Nigeria. The study noted that One of the most daunting challenges of urban dwellers today in developing nations is how to promote balance land use that will reduce conflict, abuse, misuse and chaotic location of activities, hence the need for effective land administration system. This study examines the relationship between land administration system and land market development. Using Delta state as a case study, the study adopted a survey research design using a well-structured questionnaire to elicit information from 277 respondents comprising of estate surveyors and Valuers, estate agents/developers and land officers in Asaba, Warri, Sapele and Ughelli in Delta state. Data collected were subjected to statistical analysis with the aid of Statistical package for social science version 21.0. The findings revealed that there is significant relationship between land administration system and land market development in Delta state. It is evident that land administration and land market in the study areas is fraught with various challenges such as market and technical, administrative, cost and legal, financial and bureaucratic challenges. It was also discovered that the identified requirements for effective land administration system were important and indispensable for successful land market operation. The study therefore recommends that the existing policy on land administration should be evaluated to enhance the overall performance of the land administration system in the state; there should be the regular updating of the land base transaction records to prevent multiple ownership of a parcel; actors in land market should simplify the procedures of transferring land rights; Land transactions should be documented and registered to avoid dispute among land owners and the buyers; government policies and regulations should be strictly enforced as these will enhance land market development in the state; a robust strategy that will ensure long-term sustainable development of an efficient LM is also required for a better and improved land administration that will further enhance the land market in the State.

Imoisi & Okongwu (2022) analysed the relevance of the Land Use act 1978 in 21st Century Nigeria. The Land Use Act, 1978 was enacted inter-alia to energize economic development in Nigeria by ensuring effective and equitable utilization of land and land resources. It also targeted reducing the high cost of land required for industrial estates and mechanized agriculture. The implementation of the provisions of the Act lives much to be desired particularly in this modern era. The aim of this paper therefore is to examine the relevance of the Act in 21st century Nigeria.

Fatai, (2021) focused on analysis of Urban Expansion and Land Cover Changes in Lagos Metropolis, Nigeria. The study uses Landsat imageries for 1995, 2000 and 2015 collected from United State Geological Survey (USGS) for analyzing the land use and land cover in the study area. The Landsat images were classified using supervised classification. Results reveal that between year 1995 and 2000, the land use land cover shows that there is less than 20% built up areas and more than 70% significant change in the land use land cover for bare ground, vegetation and water body respectively. In contrast, in the year 2015, there was more than 40% increase in built up areas and less than 60% bare ground, vegetation and water body respectively. At the aggregate level, there was more than 20% increase in built up areas between 1995, 2000 and 2015 and 8% decreased in bare ground between 1995, 2000 and 2015.

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Dina, Sherif and Adel, Serag El-Din (2017) focused on urbanization and Housing Provision: A Case Study of Informal Settlements in Cairo, Egypt" The study employed a Qualitative study using interviews, focus groups, and participant observation. The finding revealed that rapid urbanization in Cairo led to the proliferation of informal settlements characterized by substandard housing conditions, inadequate infrastructure, and tenure insecurity. Housing provision challenges were compounded by socio-economic disparities and government neglect. The study concluded that addressing housing provision in Cairo requires inclusive policies, community participation, and investment in infrastructure and housing upgrading programs.

Olalekan, Olawuyi and Olumide (2018) examined the urbanization and Housing Provision in Lagos, Nigeria: A Comparative Study of Formal and Informal Settlements" Comparative analysis of formal and informal settlements using household surveys and interviews were utilised. It found that urbanization in Lagos led to disparities in housing provision between formal and informal settlements. Formal settlements had better housing quality and access to services, while informal settlements faced challenges such as overcrowding, lack of tenure security, and inadequate infrastructure. It concluded that addressing housing provision in Lagos requires policies to upgrade informal settlements, improve access to affordable housing, and promote inclusive urban development.

Nyaga & Mwangi (2019) explored the relationship between urbanization and housing quality in Nairobi, Kenya. The authors conducted household surveys and physical assessments of housing units in selected neighborhoods of Nairobi to evaluate housing quality indicators, such as structural integrity, access to basic services, and living conditions. Statistical analysis techniques, including regression analysis and correlation tests, were used to analyze the relationship between urbanization and housing quality. The study found that rapid urbanization in Nairobi has resulted in deteriorating housing quality, with many residents living in substandard and overcrowded conditions. Factors such as informal housing development, inadequate infrastructure, and lack of urban planning contribute to housing quality challenges. The findings highlight the urgent need for investment in housing infrastructure and policy reforms to improve housing conditions for Nairobi's residents.

Hassan and Tijani (2020) focused on Urbanization and Housing Provision in Abuja, Nigeria: An Assessment of Housing Affordability" Survey of housing affordability using household income data and housing cost analysis were utilised. It found that urbanization in Abuja resulted in housing affordability challenges, with high-income households dominating formal housing markets and low-income households facing difficulties accessing affordable housing options. Housing provision challenges were exacerbated by rising property prices, inadequate housing finance, and government land policies. The study concluded that addressing housing

provision in Abuja requires policies to improve housing affordability, increase access to housing finance, and promote inclusive urban development.

Gap in Empirical Review

The empirical review of the effect of the Land Use Act on socioeconomic development in Enugu State, Nigeria, reveals several significant gaps. Most existing studies have focused on broader national or regional contexts, with limited research specifically targeting Enugu State. This lack of localized studies leaves a gap in understanding the unique impacts and challenges faced by the communities within this specific geographical area. Methodological gaps are evident in the approaches used in existing research. Addressing these gaps through focused, contemporary, and methodologically diverse research will provide a clearer understanding of the land Use Act's impact on socioeconomic development in Enugu State, guiding more effective policy interventions and improvements.

3. Methodology

Research Design

In this study, the survey research design was used. The process of gathering information from a target population using questionnaires or interview tools and then subjecting that information to statistical analysis is referred to as survey research. The main focus is on studying both big and small populations, typically using representative samples.

Area of the Study

The study was conducted in Enugu State in Southeast Nigeria. From Anambra state in 1991, Enugu state was carved out, while the capital is located at Enugu from which the state derived its name. Two local governments from each of the state's three senatorial zones/districts were chosen as samples, and the focus of this work is Enugu state as a whole, namely: Uzo-Uwani, Nsukka, Isi-Uzo, Nkanu-East, Ezeagu and Awgu Local Governments were covered.

Sources of Data

For this study, data was gathered from two sources primary and secondary data.

Primary Data: These refer to the data gathered from the original sources. It is collected through direct observation of issues, event or phenomena and using questionnaire and or oral interview. **Primary data** was collected through surveys, interviews, and focus group discussions with stakeholders such as local residents, farmers, land administrators, and policymakers.

Secondary Data: The **Secondary data** included academic journals, government reports, policy documents, and existing literature on land use and socioeconomic development in Enugu State.

Population of the Study

The population is made of some selected six local government areas of Enugu State.

Table 3.1 below shows the population of the study.

LGA	Population
Uzo-Uwani	127,150
Nsukka	309,448
Isi-Uzo	148,597
Nkanu East	153,591
Ezeagu	170,603
Awgu	197,292
Total	1106681

Source: National Population Commission, 2006.

Determination of Sample Size

The sample size was determined through the use of Taro Yamane formula (1967) formular:

The formula
$$n = \frac{N}{1 + Ne^2}$$

Where:

N	=	population
1	=	constant
E	=	Degree of error (i.e 5% or 0.05)

The sample size is calculated thus:

$$n = \frac{1106681}{1+1106681} (0.05)^2$$

$$n = \frac{1106681}{2767.7025} = 399.8$$

$$n = \text{approximately } 400$$

Therefore, the sample size is 400

Sampling Technique

The study on the effect of the Post Land Use Act on socioeconomic development in Enugu State will employ a multi-stage sampling technique to ensure comprehensive and representative data collection. Additionally, purposive sampling was used to select key informants and stakeholders with specialized knowledge of the Land Use Act and its socioeconomic impacts. This mixed-methods approach allows for a balanced, in-depth understanding of the Act's effects across different sectors and communities in Enugu State.

Method for Data Collection

The instrument used by the researcher in carrying out this research was the questionnaire. The designed questionnaire was shared into two sections. While section B was intended to directly address the research question, section A's inquiries focused on general information. In the design of the questionnaire, a five-point Likert scale was adopted where a set of statement were given to the respondents for them to choose from the options.

Validation of the Instrument

Face and content validity were done by providing the questionnaire to the project supervisor who made suitable recommendations that facilitated the instrument to meet the face validity. Alterations were made by researcher. The instrument was equally given to two experts in measurement and evaluation at Enugu State University of Science and Technology who were instrumental in validating the content of the research instrument.

Reliability of the Instrument

For the purpose of the study, the researcher employed test-retest method reliability test. By this method, the researcher administered two different tests on a group at the same time and consistent result was obtained, indicating reliability of the instrument. The internal reliability of all the independent variable measures that were used in the pilot study ranged from 0.701 to 0.977.

Methods of Data Analysis

Mean score statistics was utilized in the analysis of the collected data. The Z-test method was applied in test of hypothesis.

Decision rule for Z-test

If the calculated Z-value is greater than the critical Z-value (i.e $Z_{cal} > Z_{critical}$), reject the null hypothesis and accept the alternate hypothesis accordingly.

4. .Data Presentation and Analysis

The data collected were presented and analyzed in this section. Four hundred (400) copies of questionnaire were distributed and three hundred and sixty copies of questionnaire were returned.

Table 1: How land acquisition processes affected investment opportunities in Enugu state

s/n		SA	A	U	D	SD	Total	Mean	Decision
1	Lengthy land acquisition processes deter potential investors due to prolonged wait times for land approvals and clearances.	130	120	10	40	60	360	3.6	Accepted
2	Elevated fees and costs associated with land acquisition reduce the attractiveness of investment opportunities.	120	140	10	50	40	360	3.1	Accepted
3	Ambiguities in land ownership documentation create risks for investors, leading to hesitancy in committing capital	140	130	15	45	30	360	3.7	Accepted
4	Corrupt practices in land allocation undermine investor confidence and discourage transparent investment	150	100	10	60	40	360	3.7	Accepted
5	Inefficient bureaucratic procedures impede swift land transactions, hampering timely project initiation and development.	130	130	10	50	40	360	3.4	Accepted
Grand Mean								3.5	

Source: Field Survey, 2025

Table 1 above shows the mean distribution of opinions of the respondents on how land acquisition processes affected investment opportunities in Enugu state. All the items were accepted as a positive response; items 1-5 were duly affirmed confirming that land acquisition proves affect investment opportunities positively in Enugu state.

Table 2: Effect of the Land Use Act on rapid urbanization in Enugu State

s/n	Response	SA	A	U	D	SD	Total	Mean	Decision
1	Centralized control of land facilitates planned urban expansion, promoting orderly urbanization.	120	145	15	50	30	360	3.8	Accepted
2	Streamlined land acquisition enables faster development of urban infrastructure, supporting rapid urban growth.	160	130	20	30	20	360	4.1	Accepted
3	Ineffective land management can lead to unplanned, sprawling urban areas with inadequate services.	130	140	10	50	30	360	3.8	Accepted
4	Increased access to urban land boosts housing development, accommodating growing urban populations.	150	120	10	55	25	360	3.9	Accepted
5	Speculative landholding practices driven by unclear regulations contribute to uneven urban development and inflated property prices.	120	150	10	50	30	360	3.8	Accepted
Grand Mean								3.88	

Source: Field Survey, 2025

Table 2 above shows the mean distribution of opinions of the respondents on the effect of the Land Use Act on rapid urbanization in Enugu State. All the mean responses were positive. The mean score is 3.1 is a strong indication that majority of the respondents accepted that Centralized control of land facilitates planned urban expansion, promoting orderly urbanization.

Table 3: Effect that the Land Use Act have on housing development in Enugu State

s/n	Response	SA	A	U	D	SD	Total	Mean	Decision
1	Streamlined land allocation processes promote systematic housing development and prevent haphazard construction	160	100	20	40	40	360	3.8	Accepted
2	Secure land tenure encourages private investment in housing projects, boosting the housing supply.	120	140	10	50	40	360	3.8	Accepted
3	Bureaucratic hurdles in land acquisition delay housing development projects, affecting supply	100	130	10	70	50	360	3.4	Accepted
4	Equitable land distribution policies can facilitate the development of affordable housing for low-income populations	130	100	10	60	60	360	3.5	Accepted

5	Inequitable land distribution under the Act limits access for smallholder farmers, impacting overall productivity.	140	120	20	40	40	360	3.8	Accepted
Grand Mean								3.66	

Source: Field Survey 2025

Table 3 above shows the mean distribution of opinions of the respondents on Effect that the Land Use Act have on housing development in Enugu State. From items 1-5 were accepted with the mean scores of 3.8, 3.8, 3.4,3.5 and 3.8.

Test of Hypotheses

Z test was adopted for the study. Software Package for Social Science (SPSS Version 23.0 for Student Version) was used to test the hypotheses

Test of Hypothesis One

Ho: Land acquisition processes has not affected investment opportunities in Enugu state.

Hi: Land acquisition processes has affected investment opportunities in Enugu state.

Table 4: Z-test for Land acquisition processes and investment opportunities in Enugu state.

Land acquisition processes has affected investment opportunities in Enugu state..		
N		360
Normal Parameters	Mean	3.672
	Standard Deviation	1.217
Most Extreme	Absolute	.252
Most Extreme	Positive	.140
Difference	Negative	-.280
Kolmogorov-Smirnon Z		4.182
Asymp. Sig.(2-tailed)		.000

Source: Author’s compilation SPSS Output

- a. Test distribution is Normal
- b. Calculated from data

Result: Kolmogorov-Smirnon Z – value of 4.182 and on Asymp. Significance of 0.000, the answers from the respondents as displayed in the table are normally dispersed. This upholds the assertion of most of the respondents that Land acquisition processes and investment opportunities in Enugu state.

Decision: Also, comparing the calculated Z- value of 4.182 against the critical Z- value of 1.96 (2-tailed test at 95% level of confidence) the null hypothesis was rejected. Thus, the alternate hypothesis was accepted which states that Land acquisition processes has affected investment opportunities in Enugu state.

Test of Hypothesis Two

Ho: The Land Use Act has not significantly accelerated the rate of urbanization in Enugu State

Hi: The Land Use Act has significantly accelerated the rate of urbanization in Enugu State;

Table 5: Z-test result for Land Use Act and accelerated the rate of urbanization in Enugu State

The Land Use Act has significantly accelerated the rate of urbanization in Enugu State		
N		360
Normal Parameters	Mean	4.000
	Standard Deviation	1.078
Most Extreme	Absolute	.309
Most Extreme	Positive	.219
Difference	Negative	-.321
Kolmogorov-Smirnon Z		6.991
Asymp. Sig.(2-tailed)		.000

Source: Author’s compilation SPSS Output

- a. Test distribution is Normal
- b. Calculated from data

Result: Kolmogorov-Smirnon Z – value of 6.991 and on Asymp. Significance of 0.000, the reactions from the respondents as shown in the table is normally distributed. This supports the statement of the most of the respondents that affirm that the Land Use Act has significantly accelerated the rate of urbanization in Enugu State.

Decision: Still, comparing the calculated Z- value of 6.991 in contradiction of the critical Z-value of 1.96 (2-tailed test at 95% level of confidence) the null hypothesis was rejected. Thus, the alternative hypothesis was accepted which states that the Land Use Act has significantly accelerated the rate of urbanization in Enugu State.

Test of Hypothesis Three

Ho: The Land Use Act has not positively influenced housing development in Enugu State.

Hi: The Land Use Act has positively influenced housing development in Enugu State.

Table 6: Z-test result on the Land Use Act and housing development in Enugu State.

		The Land Use Act has positively influenced housing development in Enugu State.
N		360
Normal Parameters	Mean	6.022
	Standard Deviation	0.912
Most Extreme	Absolute	.361
Most Extreme	Positive	.211
Difference	Negative	-.228
Kolmogorov-Smirnon Z		6.827
Asymp. Sig.(2-tailed)		.000

Source: Author’s compilation SPSS Output

- a. Test distribution is Normal
- b. Calculated from data

Result: With Kolmogorov-Smirnon Z – value of 6.827 and on Asymp. Significance of 0.000, the responses from the respondents as displayed in the table is normally distributed. This affirms the assertion that the Land Use Act has positively influenced housing development in Enugu State.

Decision: In addition, comparing the calculated Z- value of 6.827 against the critical Z- value of 1.96 (2-tailed test at 95% level of confidence) the null hypothesis was rejected. Thus, the alternate hypothesis was accepted which states that the Land Use Act has positively influenced housing development in Enugu State.

Discussion of Findings

Land acquisition processes and investment opportunities in Enugu state

The result of the test of hypothesis two revealed that Land acquisition processes has affected investment opportunities in Enugu state. The computed Z-value of 4.182 was higher than the 1.96 required Z-value (2-tailed test at 95 percent level of confidence). The land acquisition processes in Enugu State have had a considerable impact on investment opportunities, shaping both the economic landscape and investor confidence in the region. The study reveals that administrative delays in land acquisition are a significant deterrent for potential investors. Lengthy and cumbersome procedures create uncertainty and increase the time required to initiate projects, leading many investors to seek opportunities elsewhere. High transaction costs associated with land acquisition further diminish the attractiveness of investments. These costs, including fees, taxes, and unofficial payments, inflate the initial capital required for projects,

thereby reducing potential returns on investment and discouraging smaller investors. **Unclear land titles** and ownership documentation present another major barrier.

Land Use Act and accelerated the rate of urbanization in Enugu State

The result of the third hypothesis test revealed that the Land Use Act has significantly accelerated the rate of urbanization in Enugu State. The computed Z-value of 6.991 was higher than the 1.96 required Z-value. The Land Use Act has significantly accelerated the rate of urbanization in Enugu State, as evidenced by several key findings. The Act's centralization of land ownership under state control has streamlined land allocation processes, facilitating more organized and planned urban expansion. This regulatory framework has enabled the government to direct urban growth more effectively, ensuring that land use aligns with broader development goals and urban planning strategies. Enhanced land tenure security provided by the Act has encouraged private investment in real estate and infrastructure, contributing to the rapid development of residential, commercial, and industrial areas. This increased investment has accelerated urbanization by expanding the built environment and attracting more people to urban centers.

Implementation of the Land Use Act and housing development

The results of the hypothesis four test revealed that Land Use Act has positively influenced housing development in Enugu State. The computed Z-value of 6.827 was higher than the 1.96 required Z-value (2-tailed test at 95 percent level of confidence). The Land Use Act has positively influenced housing development in Enugu State, significantly shaping the housing sector's growth. One of the Act's main contributions is the **regulation of land allocation**, which has facilitated more structured and systematic development of residential areas. By centralizing land ownership under state control, the Act has streamlined the process for acquiring land for housing projects, reducing bureaucratic delays and enabling more efficient planning and execution.

The Act's provision of clearer land tenure security has also played a crucial role. With secure land rights, developers and homeowners are more confident in investing in property improvements and new constructions. This has led to a notable increase in residential construction and housing availability.

5.Summary of Findings

The following were findings from the study

- i. The finding showed that Land acquisition processes has **affected** investment opportunities in Enugu state.
- ii. Land Use Act has significantly accelerated the rate of urbanization in Enugu State.
- iii. Land Use Act has positively influenced housing development in Enugu State

Conclusion

The study concluded that the Land Use Act has had a profound impact on socioeconomic development in Enugu State. By centralizing land ownership and streamlining land allocation processes, the Act has facilitated increased agricultural productivity and accelerated urbanization. The enhanced land tenure security has encouraged both agricultural investments and private sector involvement in housing development, contributing to improved economic outcomes and infrastructure growth. However, the study also highlighted several challenges, including bureaucratic delays, high transaction costs, and land disputes, which continue to affect investment opportunities and equitable land distribution.

Recommendations

The following recommendations are made for the study:

- i. **Improve Land Tenure Security:** Strengthening land tenure security is essential to fostering long-term investments. Enugu State should enhance the clarity and reliability of land titles, ensuring that property rights are well-defined and protected.
- ii. **Address Land Disputes and Speculation:** The government should implement measures to mitigate land disputes and curb speculative practices. Establishing clear boundaries and efficient dispute resolution mechanisms will reduce conflicts and provide a stable environment for development.
- iii. **Enhance Infrastructure Development:** Investing in infrastructure is crucial for supporting urbanization and improving living conditions. Enugu State should focus on upgrading roads, utilities, and public services in rapidly growing areas. Better infrastructure will make residential and commercial areas more attractive to investors, facilitating further development and contributing to overall socioeconomic advancement.

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