

THE CHALLENGES OF THE TRADITIONAL LAND DELINEATION PRACTICES IN BONNY, NIGERIA

Alfred Adonye Allison & Iyenemi Ibimina Kakulu

Department of Estate Management, Rivers State University, Port Harcourt, Nigeria

ABSTRACT

This study had as its main objective, to identify the challenges posed by the traditional land delineation practices in Bonny, Nigeria, on property investment and development of the property market. The traditional land delineation practices involve the use of natural features such as rivers, streams, live trees, which are still in use as of 2018. The study adopted an exploratory research design. Surveys were conducted and a total of 450 structured questionnaires was administered to the Kings, Chiefs, Elders and opinion leaders with a 66.5% response rate. The study concentrated on six (6) out of 49 communities in Bonny using a non-probability purposive sampling technique. Simple percentage and a 5-point Likert Scale was used to assess their perceptions of the effects and challenges of traditional land delineation practice. Follow-up interviews were also conducted. The majority (75%) of the respondents consider the effects of traditional land delineation practices as undermining land effectiveness and sustainability; introducing limitations in the market for credit facilities; lowering land values; increasing household's engagement in costly land protection efforts; decreasing land-related investments; decreasing land market participation amongst others. More than 50% of the respondents, with a mean score ≥ 3.00 , agree that the challenges of traditional land delineation practices include fewer opportunities for development; absence of land; communication; variation in real estate pricing; insecurity in land tenure and rights; lack of efficiency in the land sector. The study concludes that traditional land delineation practices can be enhanced with the introduction of modern GIS methods of land delineation to provide incentives and ability strengthened the capabilities dealing with these challenges of traditional land delineation to achieve a truly competitive property market and improve real estate investment opportunities in Bonny.

KEYWORDS: *Boundaries, Land Delineation, Traditional Land Tenure, Practices*

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