

ALTERNATIVE METHODS FOR MANAGING LAND DISPUTES IN IDO LOCAL GOVERNMENT AREA OF IBADAN, OYO STATE.

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Abstract

In Ido Local Government Area, a developing metropolitan city in Ibadan, land dispute is a frequent phenomenon. This paper is an attempt to chronicle the causes and informal mechanisms used for resolving land dispute in the area. It went ahead to interrogate the effectiveness of informal resolution procedures. Both primary and secondary sources of data were utilized. The primary data involved Key Informant and In-depth interviews while secondary data were sourced from books, journal, seminar papers and internet materials. The paper identified illegal sales of land, forceful grabbing, double allocation, boundary adjustment differences and damages to land by people and animals as major causes of land disputes in the local government. Also, it identified authoritative mediation as the major third party strategy used for managing land disputes by both the elders in the community and the police authority. Furthermore, timely resolution, convenience and cheaper process were examined as factors that make informal strategies of conflict resolution effective for managing land disputes in Ido Local Government Area of Ibadan. The paper concludes that land dispute constitutes one of the commonest forms of conflict in Ido Local Government and advocates the strengthening of alternative methods of dispute resolution to aid the rapid growth and development of the area.

Keywords: Land disputes, conflict management, Alternative Dispute Resolution.

Introduction

Conflict management processes have evolved over the last three decades to compliment the traditional court system in Nigeria and elsewhere around the world. This development has gained general acceptance among institutions and members of the general public through the practice of Alternative Dispute Resolution mechanisms (ADR), which have proven to be effective in the management of various forms of disputes including commercial, ethno-religious, domestic, political, corporate and of course land disputes. ADR is a substitute for different measures as alternative to the tedious and sometimes costly court process of resolving disputes. It is about the search for, and application of non-adversarial peaceful methods of settling disputes and resolving conflicts using the least difficult and less expensive strategies, which are most rational and suitable to the needs of disputing parties. It's topmost goal after settlement is to ensure that cordial relationship is restored among the disputants. It also ensures that the process is convenient for the parties to work towards a win-win outcome. ADR is alternative to the conventional court system, which could take several years to resolve a case. The parties have the power to choose their own third party, produce their own laws and trade the risk of possible decision (Stražišar, 2018).

The above attributes are contrast to adjudication or litigation procedures, which are time-consuming, rigid in decision making and insensitive to the emotional needs of the disputants after settlement of disputes. The process of addressing land cases by the formal courts is relatively time consuming and further saps a lot financial resources of conflict parties while seeking justice through litigation. The consequence has always been delays in justice delivery and restrictive access to justice. There is, therefore, the need to find alternatives to lawsuits with more effective outcomes. Indeed, land is simply not abundant enough in many regions of the world to guarantee enough to all households (Daudelin, 2003). Land owners, groups, families, individuals and government are running over each other to secure land for various developmental projects. There has also been an increasing demand for urbanized space for investments and other purposes, landowners are under intense pressure to sell urban land, regardless of the social interests involved. The increasing cases of the gradual conversion of agricultural land for urban uses is also problematic, and there are frequent complaints that people are being driven off their ancestral lands arbitrarily in favour of urban development.

Land disputes are inevitable events in any social setting; hence they have become part and parcel of both the social and the corporate existence of the people. More so, people have strong cultural and historical attachment to land in the sense that it helps to define people's ancestry and descent. It is, therefore, not surprising that issues around land frequently become so contentious to point that it could spiraled into volatile conflicts. Sadly, necessary mechanisms for resolution are rarely put in place before such conflicts escalate. However, some communities in Ibadan are already utilizing informal mechanisms to address grievances, including land related matters. These informal platforms provide access to justice for the most vulnerable in the society. According to Albert, Awe, Herault and Omitoogun (1995) ADR is used as a tool to help the poor who cannot afford the financial burden of taking their cases to court. The authors assert that:

Informal channels of justice are generally preferred by the poor because they cannot afford to hire an attorney. (Albert et al, 1995:35)

Ido Local Government Area in Perspectives

Ido local government area is a very unique area in Ibadan with its headquarters situated in Ido. It occupies a land mass of about 986km square. According 2006 census, it has a population of about 103, 261. But after 15 years, this figure should be more than double considering the rate of development and the increase in the movement of people to the area. Ido local government can be considered as developing areas. Hence, traditional institutions are still very relevant in the management of public affairs, especially in dispute resolution processes. The reality is that there is a preponderance of land dispute in the area because a lot of people are now moving into the arena to purchase plot(s) of land for different purposes-to establish industries, for farming and for residential motives. Also, the major terminus of the current Lagos-Ibadan double-track rail project in Ibadan is situated in Ido. This implies that intending passengers from different parts of Ibadan will necessary have to navigate through the hub of the terminus before they can travel to Lagos. In the present circumstances, there a number of dispute resolution practices, which authors and researchers have not interrogated or explored in the local government. This paper, therefore, focuses on the use of informal mechanisms, otherwise known as Alternative Dispute Resolution (ADR) in the management of land disputes in Ido

Local Government Area. The objectives of this paper include the following: to interrogate the causes of land disputes, to find out the ADR mechanisms being used to resolve these disputes and to assess the effectiveness of ADR in the management of land dispute in Ido Local Government in Ibadan. To achieve this, the paper adopted a qualitative approach for data gathering. Essentially, both primary and secondary data were utilized. Primary data included the conduct of unstructured interviews with some stakeholders in the study area to elicit specific information on the causes of land disputes, ADR mechanisms being used and the effectiveness of ADR in the management of land disputes in Ido Local Government Area of Ibadan. Secondary data were sourced from books, journals, seminar papers and internet materials.

Conceptual Clarification

Conflict: Conflict is an innate and unavoidable part of human existence. However, violent conflict is not inevitable and as such is an anomaly. Conflict is defined as the pursuit of incompatible interests and goals by different groups. According to Best (2017) conflict is 'an intrinsic and inevitable part of human existence' which means that conflict is an important part of human existence. However, Evans (2013) believes that conflict pertains to the opposing ideas and actions of different entities, which can thus result to an antagonistic state. When conflict is managed efficiently it would lead to positive outcome including growth and development in the society; but where there is inadequate platforms or absence of conflict management strategies, conflicts can would escalate into violent outcomes. This may be more difficult to resolve due to a lot of negative results.

Land Dispute: Land dispute involves conflicting claims to rights in land by two or more parties, focused on a particular piece of land, which can be addressed within the existing legal framework. Land dispute is also disagreement over the ownership, boundary of a particular area of land. (Bruce and Boudreaux, 2013). It is commonly witnessed in different parts of Nigeria and have strong effect on rural and urban socio-economic progress. It has devastating effects on individuals as well as on groups, communities and even entire nations. (Mbazor and Babajide, 2019). Land disputes have precipitated communal conflicts arising from divergences of interests, desires, goals, values, and aspirations in the competition for resources to meet imposing demands of social life in a defined socio-physical environment (Ironbar and Anam, 2018).

Alternative Dispute Resolution: This is commonly referred to as ADR. It is a model of informal conflict resolution processes, which is different from litigation or court system of adjudication. ADR is about the search for, and application of “non-conventional” peaceful methods of settling disputes and resolving conflict situations using the least expensive methods that is most preferable to the parties or disputants involved in the conflict. Its topmost goal after settlement of dispute is to ensure cordial relationship between disputants after case has been resolved, it makes the process convenient for the parties by working towards a win-win end, and it is less expensive and less time consuming. All these attributes put a contrast to adjudication which is time consuming, rigid, insensitive to the needs of the disputants after case settlement. (Strazisar,2018).

Alternative dispute resolution (ADR) refers to a set of practices and techniques aimed at permitting the resolution of legal disputes outside the courts. It is normally thought to encompass mediation, arbitration and a variety of “hybrid” processes by which a neutral facilitates the resolution of legal disputes without formal adjudication. (Mnookin, 1998:4).

It denotes a range of methods for resolving disputes that are non-combative such as mediation, conciliation, arbitration, and negotiation (*Bich, 2013*). Farris (1995) claims that a dispute is first in the form of a grievance and that by means of a process of "naming, claiming and blaming" grievance is turned to dispute; after which the dispute undergoes a number of changes that are directed at its resolution, and if this changes are not achievable by non-legal methods, the matter is then taken to be resolved through the legal system. (Farris,1995).

Conflict Management: Conflict management is an important process embarked upon to end hostilities, grievances or contention over scarce resources or other issues that threaten cordial relationships among individuals or groups. Other concepts that are often used interchangeably with the term include conflict prevention and conflict resolution. But they do not necessary mean the same thing. While conflict resolution attempts to permanently resolve a conflict through problem-solving approach (Burton, 2009), conflict management is based on the assumption that all conflicts cannot be readily and permanently resolved. Thus, conflict management is a process

of dealing with conflicts in a manner that prevents the situation from degenerating into violence or chaos.

Nature of Land Disputes in Nigeria

The adoption of the land use act of 1978 changed the law that governed the acquisition and usage of land in Nigeria, prior to this act, Land tenure system where land ownership could only be attained through inheritance and only to indigenes of a particular community even the land used for state purposes were on 'Crown land'. According to Mabogunje (2010):

The only land held at the Governor's disposal was that which had been expressly acquired for public purposes as Crown land (Mabogunje, 2010:17).

The Land Use Act ensures that the ownership of all land in the urban sector of each state is transferred to the state governments (except for lands allocated and high marked for the federal government). Section (1) of the Land Use Act stipulated that a pieces of land can only be rightfully occupied with the permission of the state government and not owned by the citizens of the country. Furthermore, the right to occupancy can only last or be held for ninety-nine years after which the right to occupancy could be renewed or transferred legally to another person. (Fact Sheet, 2015). This was done to ensure a form of equality among citizens and to facilitate economic development in the country. (Ifeka, 1996).

Despite all the rules guiding the acquisition of land, there are still some problems that make it difficult to acquire land easily. The inconvenience and deferrals in obtaining statutory certificates of occupancy have prompted many land dealings among Nigerians to move to the informal market or be deceptively dated as having been concluded before March 28, 1978, the active date for the land use decree. This is because in section 36(2) of the Land use Act, it is stated that those who have been using a particular land, either for agricultural purpose or have had property on it prior to the adoption of the Land use Decree, have the grace to continue owning it. A lot of researches has been carried out concerning land dispute in Ibadan. A section in *Informal Channels of Conflict Resolution in Ibadan Nigeria* (pages 15-18) by Albert et al (1995) is dedicated to land disputes in Ibadan and it is made known that land

disputes 'rank among the most' out of dispute cases that are recorded in the city and this is due to the city's 'administrative and commercial importance'. Ibadan is a mega city that attracts people from all over the country due to its compliable living condition, the cost of living is low compared to that of Lagos. Also, due to the fact that Ibadan used to be the capital of the Western Region it has some form of age-long development ingrained in its system and an added value is the fact that it is the home to the very first University in Nigeria. Albert *et al* (1995) name it the 'economic nerve-centre of Yorubaland'. The city is experiencing a large increase in the growth of its population due to the reasons listed above. 'Landed property is a key investment in Ibadan, an asset and a status symbol, even for non-indigenes, whose 'homes' are elsewhere' (Albert et al, 1995:16).

Many people are interested in and are aiming at acquiring landed properties in Ibadan and this has led to increasingly rise in land disputes in the city. 'Unscrupulous landowners and speculators have capitalized on this desire for land and have exploited or duped buyers.' (Albert, et al 1995:16). In situations where plot(s) of land are sold to more than one individual at a time pose serious challenges to buyers. These disputes become even more complicated when the buyers in turn sell the same land in dispute to another innocent buyer, who is indirectly drawn into the dispute. Land disputes can also arise from boundary claims where a landowner A claims that landowner B has exceeded the boundary allocated to him/her and part of his/her land has been claimed and landowner B stands on the claim that there is no such thing. Another situation that cause land dispute is that of land inheritance where there is a conflict between family members over land sharing; another case under this is when one or some of the family members decides to sell the land considered the family land without the consent of the other members of the family. The buyer is then accused of not acquiring the land in the right way and he/she ends up either losing the land bought or rebuying the land. The land Use Decree of 1978 and Land use reform of 2009 were adopted to reduce the strife over the acquisition of land, improve development and ensure equity among the citizens of the country (Ifeka, 1996). However, despite all these adopted measures, it is discovered, from an interview conducted at the Ido LGA during the cause of this study, that the tussle over land acquisition has been one of the most common cases brought over to be resolved. This is mostly due to the fact that communal land tenure system that lacks proper documentation is a common practice in the area. Land disputes are common in Ido local government of Oyo State and they

are a cause of great concerns to non-indigenes of the community as several indigenous families have made it an opportunity to make money off innocent buyers. These families divide themselves with the first group selling the land and the other group also selling the same piece of land to another buyer. A situation similar to this happened in Jagada area of Ologuneru in Ido LGA whereby the buyer sets to develop the land and the process was stalled by another faction of the same family. The land was bought from due to claims that the land was illegally bought without their consent. The system of communal land tenure mostly practiced in the local government has worked against the process of acquiring land in the area.

Nature and Causes of Land Disputes in Ido Local Government Area

Disputes over land are common phenomena and their manifestations vary from place to place. Generally, an increase in population and government's uncoordinated policies towards land management largely account for majority of land disputes (Abegunde, 2011). In Ido Local Government of Oyo State, the situation is not quite different. A wide range of factors could be attributed to land disputes in the LGA. The most frequent ones in the area are identified and explained below;

Illegal sales of Land: This type of practice is one of the major causes of land disputes in Ido Local Government. This situation occurs when the same land is sold to two or more people at the same time. This is usually done by the indigenes of the communities because their claims to lands as an ancestral asset. This is further driven by the increasing urbanization, inadequate property rights. According to the Baale of Araromi and an official at the Ido Local Government Office, land ownership by the indigenes are not usually documented due to the practice of the land tenure system. This has posed a lot of frustration to non-indigenes in Ido communities in the sense that a lot of cases exit with no legal documents that show evidence of title to the land. According to a resident of Jagada area in Ologuneru, who fell victim of Illegal sales of land gave a horrific account of how he was duped:

The land I bought was sold to me by one of the family members of the indigenes who owned the land initially. But unknowing to me that the family had jointly sold the land; four plots to be precise, to a man named the Prince of Peace who later paid an extra amount for the land he bought due to one of the family

members' claim to have not been part of the transaction. This same family member, after being paid separately, went ahead to sell the land to me. At the same time, the Prince of peace having bought the land twice, resold the land to another person. I got to know of this when I started building on the land and the workers on the land were arrested by the police who were invited by the Prince of Peace.

Complicated matters like this are not uncommon in Ido Local government area. Many dubious indigenes exploit innocent settlers and a lot of these victims either buy the land twice or lose the land. If a buyer is not careful enough to ensure he/she gets all the necessary documents that entitle to the land, he/she may lose the land. This scenario is usually common to cases where the land is left undeveloped for a long period of time. To avoid this unwholesome act, some land owners usually erect signposts on their land to warn unsuspecting victims of such illegal land sales.

Double Allocation: Double Allocation of land is a term commonly used at the Ibadan Local Governments Properties, a government owned company that supervises the management of all the landed properties and other assets in Ibadan. According to a respondent, (Mr. Rasheed Adigun a Land Surveyor and staff of the company) double allocation is used to describe a situation where a pieces of land is sold mistakenly to two different buyers. Problems of this nature are usually attributed to some administrative lapses often associated with the operations of the company. A respondent reiterated that such incidents have nothing to do with sharp practices or fraudulent tendencies of the staff of the company but are largely due to the unprofessional and analogue system of the company operates. It was also discovered that such matters do not fester for too long but are easily resolved within a short period by the company. This is because the company is a government owned firm. A new deal is usually struck to placate the parties. Such a deal can either come in form of reallocating a new plot of land to one of the disputing parties or an outright refund of one of the parties' deposit.

Boundary Adjustment Differences: This is a very common practice in Ido Local Government Area of Ibadan. Boundary Adjustment Differences simply means a deliberate attempt by a land owner to extend his/her pieces of land beyond the

specified borderline. According to the Divisionary Crime Officer (DCO), DSP Azeez Muritala, land boundaries are deliberately extended with the aim of criminally appropriating a portion of another person's land without being caught. The offender usually breaks the markers used to distinguish and mark the boundary of the lands by extending it into the neighbors' land to expand his/her own land. In his own submission, the chairman of landlord association of Heritage Estate said that Boundary Adjustment Differences constitute one of the major causes of land disputes frequently recorded in their communities. He stated that land boundaries are often overstepped in order to maliciously appropriate another party's portion of land. He went further to state that land owners, who fail to develop or neglected their piece of land for too long usually fall victim of such pranks. Those that default in carrying out the land survey and fail to get other necessary documents for their plot(s) of land are also potential victims. Such matters are often brought to the attention of the Baale and the elders of the communities for resolution.

Damage to Land and Property by people and animals

Farming is the major occupation of the indigenes of Ido Local Government area; this is further encouraged by good weather and fertile soil content of the area. Farmers usually complain about the invasion of cattle on their farmlands to break the fences and destroy their crops by suspected herders. One of the farmers in the area Mr. Ishola complained that his cassava and cucumber farms were badly damaged by some herders, who stormed his farmland with their cattle. It took the intervention of the community heads to resolve the matter. There was another case of a man, who complained that his neighbor converted his undeveloped land into a dumpster. According to him, he had warned him several times but all his warnings fell on deaf ears. He was left with no other choice than to lodge the complains formally at a nearby police station.

Land Inheritance Dispute: Land Inheritance dispute often arises when a family loses their parents or family heads to the cold hands of death without leaving behind a Will on how to share the wealth of the deceased among the surviving family members. Disputes over land inheritance are usually life-threatening as parties resort to various self-help tactics to execute the matter. In Ido Local Government, dispute over land inheritance is very common among family members. It is more frequent in the urban setting where the prices of land have escalated. Such cases usually polarize the

family; causing tension, violence and in extreme cases, destruction of lives and properties. Such cases are either handled by concerned family members or referred to the community elders. However, some of the complicated cases usually end up in the court for determination.

Forceful Land Grabbing: Another disturbing cause of land disputes in the study area is associated with the unwholesome activities of the he *Ajagungbales*, according to Mr. Badmus from the Ido Local Government Council, are the indigenous people who falsely claim ownership of lands to cause trouble. These people do not limit their extortion to non-indigenes, they disturb fellow indigenous people as well with twisted stories of how the lands are rightfully theirs. It takes elders that know detailed history of the land to resolve the issue.

Informal mechanisms for managing land disputes in Ido LGA?

Land is a free gift of nature that it is intrinsically linked to the people's history and culture. Managing land disputes is a distinct form of intervention that sometimes requires specialized skills of people who are custodian of the culture of the people. A lot of land cases may end up in the law court but majority of them are often managed through informal processes, where community leaders hold sway. To this extent, alternative dispute resolution mechanisms through the intervention of elders are common and most preferable in the management of land disputes in most western parts of Nigeria. This is because elders understand the peculiar history of the people and are usually imbued with native wisdom and intelligence for managing local affairs of their people. In Ido LGA, negotiation and mediation are the major ADR mechanisms being deployed to resolve land disputes. In negotiation, the direct parties attempt to bargain the emerging issues in the dispute themselves while mediation is the direct intervention of a neutral third party in order to help the parties reach an amicable settlement of the matter. The Police also helps to facilitate negotiation between parties involved in land disputes in the area. According to one of the respondent, who is a Crime Inspector at one of the Police Stations in Ido LGA;

Land Dispute cases are pure civil cases and are handled with the main goal of maintaining peace among the disputants and in the society at large. Once a case is filed, all the stakeholders in the land dispute case are invited over to the station for questioning.

The parties are advised and encouraged to settle the dispute as amicably as possible.

In other cases, where negotiation breaks down, mediation provides alternative platform for effective resolution of the land matter. The literature identified three types of mediators namely, independent mediators, social network mediators and authoritative mediators. Social network mediators are third parties, who intervene in a dispute based on their close relationships with the disputing parties. Authoritative mediators are intervenors in a dispute based on their supervisory or strategic position over the parties while independent mediators are those that rely mainly on the trust and confidence of the dispute parties; hence, their strength lies in their neutrality and impartiality in facilitating the mediation process (Albert, 2002:86). In Ido LGA, the practice of authoritative mediation among elders are predominant in land related disputes. The major actors comprise the Landlord Associations (through the Land Dispute Committee), the Police and the Baale of the communities. These three stakeholders work together for the collective peace and harmony of the area. According to the chairman of the Landlord Association for Jagada Area, Ologuneru, a Land Dispute Committee was setup by the landlord association for the resolution of Land disputes among the members of the community. Whenever a land dispute case is reported, the committee invites the disputing parties and try as much as possible to work with them in order to resolve the matter amicably.

The land committee members are chosen based on their capability, experience, professional ethics and they should know something about land, security and things that are related.

The landlord association works closely with the police to the extent that some of the complaints that are lodged at the police station are often referred to the Land Dispute Committee for resolution. The committee acts as authoritative mediators, by combining both 'the stick and the carrot' to get to the root of the problem. In other words, the committee can chastise misconduct or recommend to the Baale and the police for an erring party to be disciplined. It can also reward a cooperative party or a party with good conduct party with compensation. Each of the parties involved in the land dispute usually have equal chance to present their own side of the story. Also, the committee attempts to help the parties explore credible means of resolving the matter.

In carrying out its mandate, the committee accepts both oral testimony and documented evidence in search for the truth and new perspectives around the land dispute. In this respect, parties in land disputes are usually required to submit oral or/and documentary evidence to proof their case. In the olden days, lands were not usually offered for sale but were either given out as freewill gift or lent out for a specified period of time. The direct parties and other people who are connected to such narratives or history are usually invited to come and give oral evidence in order to shield more lights on the matter. Likewise, those who have evidence of purchase are also expected to present their document for committee members to scrutinize. A respondent clarified that:

Documents such as the certificate of occupancy, the documents showing the survey plan of the area of land, evidence showing transfer of ownership, purchasing receipt etc. and in cases where there are no documents due to the land's being owned by a particular family for centuries, we ask for witnesses, elders, that can narrate the story behind the land ownership.

In most cases, the elders are fond of using proverbs and folklores to explain and simplify difficult dispute situations. These proverbs and folklores are important aspect of the Yoruba culture. Elders are always in the mode of drawing lessons from traditional beliefs, classical stories and common sayings of the people to clear the air on certain complex matters. These would enable the disputants to see things in a larger context and further help them to make the best decision as they seek to permanently resolve an ongoing land dispute. Another important component informal resolution format at Ido LGA is the use of Peregun or Idiogun, which involve the planting of an old specie of a tree. This tree can survive for a long period of time. It is usually planted to mark the boundaries of plots of land to enable land owners differentiate their family land from others. According to Baale of Araromi Olude, Chief Sakariya Oludelola, some of the existing Peregun have survived for more than 80 years. Whenever a land dispute arises, especially in the forest areas, the elders swing into action to first identify the Peregun used to mark the plots. These Peregun serve as guide to understanding the delineation of the borderlines before further interrogation is conducted on the disputed area.

Effectiveness of ADR in the management of land disputes in Ido LGA

In order to measure the effectiveness of ADR in the management of land disputes in Ido LGA, certain yardsticks such as cost effectiveness, suitability, timeliness compared to litigation, voluntary compliance to settlement agreement, satisfaction of parties to the outcome and convenience of disputants should be considered. First, informal processes or ADR mechanisms are generally believed to be cheaper if compared with litigation. In most of the ADR interventions in Ido Local Government, no charges are required from disputants for handling their cases. In the words of one of the elders:

We do not charge people here. But those that are grateful for the service we rendered, that is after the dispute had been resolved, could at times show their gratitude by giving gifts or money to the elders in appreciation. We do not bill people.

Just as Albert et al (2002) submitted, this paper affirms that ADR is generally attractive to the low income earners in the society because of inadequate funds to hire an attorney to present and argue their cases in law court. In Ido LGA, the Police, Landlord Associations and Baales have no statutory billing of parties, who lodge cases with them. However, some of them that have the means do show appreciations occasionally through the offer of gifts.

Another important factor to consider in estimating the effectiveness of ADR in the area is the speedy process of dispensing cases. Land cases are generally known to consume a long period of time. For instance, Osibanjo (2011) estimated that normal land disputes will take an average of 16 years to be resolved through the legal process. However, this study discovered that the use of ADR in land matters takes a minimum of two (2) weeks and a maximum period of two (2) years to resolve depending on the seriousness of the land case. Cases that cannot be concluded within these periods are usually referred to the court of law. Furthermore, disputing parties find ADR processes as convenience and easy. Apart from the fact that the process is voluntary, the environment of resolution is cordial and convenience for effective participation of all the parties. The parties also find the outcome easy to implement because they are actively involved in the process that lead to the settlement agreement. Finally, the success rate of the application of ADR to land disputes is on the high side. According

to a respondent, over 80 percent compliance rate to mediation settlement can be observed. This is made possible by the comportment of the elders, cooperation of the police and the tremendous supports often received from the Baales of the area. It should be stressed that the fact that the stakeholders demonstrated goodwill and have no direct interest or pecuniary gains in the whole process largely encourage the parties to exhibit high level of trust to comply with the settlement.

Conclusion

Ido Local Government Area of Ibadan has produced an enduring legacy of alternative dispute resolution mechanisms in the management of land disputes. The practice and the development of such informal mechanisms demonstrate the commitment of the elders to a process that guarantees transparency, accountability, speedy resolution and cheaper procedures of dispensing justice. The collaboration among key stakeholders, namely Landlord association, the Police and Baales to deliver mediation services to members of the community at no monetary cost is highly commendable. The process has proven to be cost effective, timely resolution disputes, convenient proceedings for all parties and high compliance rate. The use of ADR for the resolution of land disputes has, therefore, helped maintained cordial relationships among the members of the communities of Ido Local Government. The low income earners now have increased access to justice in a manner that offer them voice in determination of their own cases in a transparent and assured way. The sustenance of alternative dispute resolution will definitely have a positive import for the rapid growth and development of the communities in Ido LGA.

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