

Comparison of Land Use Act and Traditional Land Use

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ABSTRACT: *This study examines the land tenure system in Imilike, Udenu Local Government, South East Nigeria, with a focus on the customary land tenure system and its implications for land use, economic development, and social stability. The research reveals that the land tenure system in Imilike has undergone significant changes, including the sale of land, changes in inheritance patterns, and modifications to land pledging practices. The study also highlights the differences and similarities between the Land Use Act of 1978 and the land tenure system in Imilike, including government control, land allocation, and land registration. The findings of this study have important implications for land administration, conflict resolution, and sustainable development in Imilike and beyond. Recommendations include integrating traditional and modern institutions, recognizing customary rights, prioritizing sustainable land use, community engagement, and capacity building. Overall, this study contributes to a deeper understanding of the complex dynamics of land tenure systems in Nigeria and highlights the need for inclusive and effective land administration systems.*

KEYWORDS: land use act, land tenure, traditional land use, ownership, inheritance, concepts, analysis, Imilike

INTRODUCTION

Land is a significant resource and is considered as one of the three main factors of production, alongside labor and capital. Land is defined as the "earth's surface, including its natural resources, boundaries, and everything that is attached to it, whether artificial or naturally occurring." The term land also encompasses more than just the physical space but also includes natural endowments, such as minerals, forests, and water bodies.

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