

Land Grabbing and Housing Delivery in Anambra State, Nigeria

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Abstract: *This paper examined the association of youths' harassment of developers (locally tagged land grabbing) with housing development and delivery in the major urban towns of Anambra State, namely: Awka, Nnewi, and Onitsha within the period 2007 - 2017 with a view to proffering measures that can reduce the menace to the barest minimum. This will go a long way to enhance achievement of the much needed increase in the supply of housing accommodation in Anambra State to meet demand following uncontrollable urbanization and population growth of the major urban towns in the state. A sample of 334 professionals made up of 292 Legal Practitioners and 42 registered Estate Surveyors & Valuers in Awka, Nnewi, and Onitsha were used in the study. Questionnaire, interviews and personal observations were the main research instruments for the study. The primary data obtained were supplemented with secondary data obtained from Anambra State Physical Planning and Development Board on housing delivery in Awka, Nnewi, and Onitsha from 2007 to 2017. Findings from the study revealed that: land grabbing activities in Awka are perfectly negatively correlated with housing development and delivery in Awka ($r = -1.000$, $n = 74$, $p < 0.05$); in Nnewi, land grabbing activities are significantly low and thus they have very weak negative correlation with housing development and delivery ($r = -0.228$, $n = 55$, $p < 0.05$); while in Onitsha, land grabbing activities are moderately negatively associated with housing development and delivery ($r = -0.316$, $n = 205$, $p < 0.05$). To effectively address the challenges of land grabbing in the state, the study recommends vigorous implementation of the Anambra State Prohibition of Fraudulent Practices on Land and Property Law of 2012; and the establishment of effective and affordable land titling and documentation systems that can be easily accessed by the public to minimize land grabbing practices.*

Key words: *Land grabbing, housing development and delivery, prohibition of fraudulent practices on land, settlement.*

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I. Introduction

Housing all over the world has remained an indispensable phenomenon that affects every major activity of mankind and represents one of the basic human needs which no doubt has a profound impact on the health, welfare and productivity of every individual irrespective of socio-economic status, colour or creed (Okafor, 2016). In spite of the importance of housing to mankind, there is acute shortage of dwelling units especially in developing countries including Nigeria where population growth and urbanization are rapidly on the increase and the gap between housing supply and housing demand is very wide. Housing shortage in Nigeria has been estimated to be 14 - 16 million housing units requiring a whopping sum of ₦12 trillion to meet the deficit (FHA, 2007). Housing is extremely important to man and serves as one of the best indicators of a person's standard of living and place in society. At no point in the global history has it ever been adequately supplied either qualitatively or quantitatively (Jiboye, 2009; Omoniyi & Jiboye, 2011). The increased need for adequate shelter has continued to attract global attention especially in developing countries where the urbanization process has been growing at an alarming rate. The phenomenal rise in population and size of cities in the past decades has globally led to acute shortage of adequate dwellings in many urban centres (Agbola, 1998; Jiboye, 2009).

With an estimated total population of 6,099,451 made up of 3,004,419 males and 3,095,032 females, Anambra State is the tenth most populated state in Nigeria with an annual population growth rate of 2.83% (National Population Commission, 2019). It is also the second most densely populated states in Nigeria after Lagos State with an estimated population density of 734 persons per sq. km (National Population Commission, 2019). Sixty-two percent (62%) of the population of Anambra State lives in the urban areas, making it one of the most urbanized states in Nigeria (UN-Habitat, 2012). Thus, Anambra State also shares in this global developmental reality; and one of the most important challenges facing the state is how to ensure adequate and affordable housing for the poor and low income group (Ugonabo & Emoh, 2013).

Housing delivery in Anambra State has been hindered by several factors including lack of secure access to land, high cost of construction, limited access to finance, bureaucratic procedures, high cost of land

registration and titling, uncoordinated policies and implementation at Federal and State levels, ownership rights under the Land Use Act, lack of critical infrastructure, affordability gap, inefficient development control, youths' harassment of developers, and inelegant revocation and compensation process to name but a few (Ugonabo & Emoh, 2013). This paper focuses on youths' harassment of developers (land grabbing) as a major challenge militating against housing development and delivery in Anambra State. In most urban towns in the State, land grabbers have unofficially formed powerful cartels/associations that harass and disturb real estate developers/investors from carrying out development including repairs to damaged old buildings. It has unfortunately become an unwritten law for land purchasers to pay various levies/fees collectively called *settlement* to the youths of the previous land owning families before they are allowed to commence any development works on the land. The unwholesome activities of the land grabbers include but not limited to: forceful dispossessing lawful owners of their landed properties, selling of a particular parcel of land to several persons, extorting different fees/levies from land developers/investors before and during construction of new houses, demolishing structures, employing excessive physical force on land developers/investors or workers on sites which may lead to maiming or death, carting away building materials from the sites, forming multiple different factional groups which subject land developers/investors to multiple *settlements* and collecting development fees/levies before building owners can effect repairs or renovation on their old buildings, among others. The activities of the land grabbers have remained unabated for a long while and have not only hindered property development and maintenance in Anambra State but have equally made some investors to relocate to neighbouring states where such fraudulent practices on land are minimal. Therefore, there is need to evaluate the impact of land grabbing on housing development and delivery in the major urban towns of Anambra State. The study focused on Awka, Nnewi and Onitsha the major urban towns in Anambra State.

LAND GRABBING

Title to land and tenure in Nigeria are principally governed by the Land Use Act. This Act is the principal legislation regulating all transactions on land in Nigeria. It stipulates the procedure and details of dealing on land in both urban and non-urban areas of the country. The Land Use Act which was enacted in 1978 vests all land comprised in the territory of each state of the Federation of Nigeria (except land vested in the Federal Government or its agencies) in the Governor of the state, who shall hold such land in trust and administer same for the use and common benefits of all Nigerians in accordance with the provisions of the Act. Section 2(1) of the Land Use Act provides that all land in the urban areas in a state shall be under the control and management of the Governor of the state, while the Local Government Council Chairmen assume this responsibility over land in non-urban areas within their areas of jurisdiction. The Act empowers the Governor of a state to grant statutory right of occupancy to any person for all purposes in respect of land, whether in urban or non-urban areas and issue a Certificate of Occupancy in evidence of such right of occupancy. A similar power is given to the Local Government Council Chairmen to grant customary rights of occupancy over land in non-urban areas within their respective jurisdiction to any person or organization for agricultural, residential and other purposes.

Before the enactment of the Land Use Act, control over some land was subject to customary land law which vested ownership of land rights in families and or communities. Thus, the practice in certain quarters was for the land owning families or traditional rulers to either lease the same under a tenancy system while still maintaining/exercising control over the tenants' land or alienate the land out-rightly.

Although the Land Use Act was meant to alter the traditional land tenure system and transfer title and trusteeship in land from the families and communities to the State Governor, in reality, the Act only succeeded in creating a dual structure of land systems namely customary/traditional and state systems with the consequence of double purchase of a piece of land often times; from the customary owners and the state. This scenario has negative impact on secure access to land. Many a time allottees (purchasers) of land by state government had had to part with some form of payment to the previous land owning families (land grabbers) in order to erect structures (of any kind) on the land and/or enjoy peaceable occupation of the land. The unwholesome activities of land grabbers which include forcefully dispossessing lawful land owners of their holdings and in some instances selling a particular parcel of land to several persons have become common features associated with acquisition of landed property in many states of contemporary Nigeria (Adeshina, Opia-Enwemuche, & Ayorinde, 2016).

The land grabbers are known to demand some form of fees sometimes referred to as the 'son-of-the-soil fees' from land developers and threaten their continued enjoyment of the property should they fail to comply. They ensure that land developers/investors are not free from their strangulating grip as they would extort different fees/levies generally referred to as settlement from the developers at every stage of the development on the sites. Prominent among such fees/levies are: development levy, foundation levy, lintel levy, roofing levy, fencing levy and a whole lot more. Without these payments, the developer and/or his construction workers are subjected to threats of physical violence and there have been a number of cases where people were

either maimed or killed in such clashes. Some victims have had their structures demolished or costly building materials wasted as the land grabbers leashed attacks on their sites in commando-like style, wielding harmful weapons. In some cases, plots of lands are sold to several purchasers with forged title documents and the sellers (purportedly from the previous land owning families) disappear into thin air. There have been many instances where unsuspecting buyers paid for land only to be told to pay again to reclaim their land or settle some aggrieved family members who were not factored into the sharing formula of the previous payment. Through these actions, land grabbers have stalled and inhibited progress of many building development projects. Consequently, individuals and organizations planning to put up structures have to factor-in the cost of settlements into their projected expenditure.

Land grabbers have become a law unto themselves, charging and fining prospective landowners different absurd fees as it pleases them. These fraudulent practices on land have resulted in loss of confidence by investors who are often swindled and in some cases, are made to pay several times for a particular property (Ojalere & Odima, 2016). Virtually in all urban towns in Anambra State ranging from Onitsha, Nnewi, Obosi, Nkpor, Nkwelle Ezunaka to Awka, land grabbers have formed powerful youths/touts associations that harass and disturb real estate developers from carrying out development. In some of these towns you cannot carry out even repairs or renovation of your old house without paying development fee, levy or royalty to the youths' association. When you fail to pay before commencing development, they will seize and cart away the tools of the artisans together with some lightweight building materials until the developer settles them. The vexing aspect of this practice is that there are various different groups operating in the same area to the effect that if you settle one group, the next day another group will appear and claim to be the authentic group and so on. This frustrating situation is driving away property investors from the state to some neighbouring states where investment climate is friendlier (Ugonabo & Emoh, 2013).

OVERVIEW OF HOUSING CONDITION IN ANAMBRA STATE

Housing includes buildings or other shelters in which people live. It is a reflection of the cultural, social and economic values of a society and one of the best historical evidences of the civilization of a country (Olotuah, 2000). The provision of adequate housing in any country is very vital as housing is a stimulant of the national economy. Housing is a set of durable assets, which accounts for a high proportion of a country's wealth and on which households spend a substantial part of their income. It is for these reasons that housing has become a regular feature in economic, social and political debates often with highly charged emotional contents (Agbola, 1998).

Land is a major input in housing development. Effective and efficient land administration is an imperative to improved housing provision. Housing development involves the processes and methods employed to transform housing development inputs (factors) that include tangible (land, labour and capital) and intangible (policies, ideas, information and managerial skills) into dwellings (Agunbiade, 2012). Housing delivery is the provision of quantitative and qualitative mass housing for the citizenry at affordable prices. Housing delivery system encompasses the process that allocates housing units to households in a particular country (Agbola & Olatubara, 2003). In developing cities around the world, the demand for land for urban use in the face of globalization of investment and urban population explosion is huge and ever growing. The problems of population explosion, continuous influx of people from the rural to the urban centres, and the lack of basic infrastructure required for good standard of living have compounded housing problems over the years in Anambra State. Access to land by the urban poor who constitutes the largest percentage of the urban population has remained a mirage and has prevented them from contributing meaningfully to the growth of urban economy (Aluko, Olaleye, & Amidu, 2004).

In spite of the policies, institutions and regulations which various Nigerian Governments (and Anambra State Government in particular) have put in place since independence, the task of instituting efficient, effective, affordable and sustainable housing delivery processes remains a serious challenge to the policy makers. The problems of the housing sector seem to worsen despite their efforts. Shortage of housing in the three major urban towns of Awka, Nnewi, and Onitsha, appears intractable; rural-urban drift in search of greener pasture is on steady increase and more civil servants are moving to Awka, the state capital. Residential accommodations and public buildings are very scarce and even some government offices are still operating in rented houses. This acute shortage of housing in the light of ever growing demand has pushed the cost of rented buildings very high. A 3-bedroom flat lets between ₦250,000.00 – ₦500,000.00 per annum and a duplex lets for between ₦800,00.00 - ₦1,500,000.00 per annum in the three major towns of Awka, Nnewi, and Onitsha (Ugonabo and Emoh, 2013). Obviously these rents are not affordable to majority of the civil servants resulting in emergence of squatter settlements as alternatives. Extensive illegal and unregulated building patterns dot the urban towns in the state. Buildings are put up without regard to existing building and health codes or zoning and subdivision regulations - thus creating slum and squatter settlements in the state. The foregoing scenario leads to the existence of many slums and blighted areas without basic infrastructures and social amenities to make life comfortable for the

dwellers. The basic necessities of life namely water, electricity, recreational facilities, parks, gardens are virtually non-existent in these areas of the urban towns.

II. Methodology

The survey research method was adopted for this study. The opinions of professionals made up of Lawyers and registered Estate Surveyors and Valuers in Awka, Nnewi, and Onitsha were sought for this study. A total of 1,127 Lawyers and registered Estate Surveyors and Valuers formed the population of professionals from the three (3) cities as shown in Table 1 below.

Table 1: Population Size of Professionals

Professionals	Awka	Nnewi	Onitsha	Total
Lawyers	190	195	700	1,085
Registered Estate Surveyors and Valuers	23	2	17	42
Total	213	197	717	1,127

Source: Nigerian Bar Association, 2017; and Anambra State Secretariat of the Nigerian Institution of Estate Surveyors and Valuers, 2017.

The sample size for the study was determined quantitatively by using the Taro Yamane formula for determination appropriate representative sample of the population. Applying the formula; $n = \frac{N}{1 + N(e)^2}$

- Where: n = Sample size
 N = Population size
 e = Level of significance or margin of tolerable error (0.05)
 1 = Constant.

The number of Lawyers from the three (3) cities that constitutes our sample was calculated thus:

$$n = \frac{1,085}{1 + 1,085(0.05)^2}$$

$$= \frac{1,085}{1 + 2.7125}$$

$$= 292$$

The number of Lawyers to be sampled in each city was determined proportionately using the formula:

$$n_s = \frac{n \times N_s}{N}$$

- Where: n_s = Sample size of Lawyers in a given city
 N_s = Population size of Lawyers in the given city
 N = Total population of Lawyers in the study cities
 n = Total sample size of Lawyers for the study

On the other hand, due to the small population size of registered Estate Surveyors and Valuers (42 all together) in the three (3) cities, there is no need to use sample; hence enumeration was done in that respect.

The distribution of the number of Lawyers and Estate Surveyors and Valuers in each of the three (3) cities used in the study is given in Table 2.

Table 2: Distribution of the Lawyers and Estate Surveyors and Valuers in the Cities

City	Lawyers		Estate Surveyors and Valuers	
	Sample Size	%	Number	%
Awka	51	18	23	55
Nnewi	53	18	2	5
Onitsha	188	64	17	40
Total	292	100	42	100

The major survey instrument employed in this study was questionnaire. A total of 334 copies of the questionnaire were administered to the respondents comprising 292 Lawyers randomly selected and the 42 registered Estate Surveyors and Valuers in the three cities. The respondents' opinions were statistically tested against the null hypotheses that there were no significant relationships between land grabbing and housing delivery in the cities studied between 2007 and 2017. The hypotheses were tested using Statistical Package for Social Sciences (SPSS) version 21.

LAND GRABBING ACTIVITIES IN THE STUDY AREAS

The Lawyers and Estates Surveyors and Valuers practicing within the study areas were served with questionnaire to ascertain their knowledge of the level of activities of the land grabbers within in their domain before and after the promulgation of the Law on Prohibition of Fraudulent Practices on Land and Property in the State. Their responses are presented in Table 3.

Table 3: Incidences of Land Grabbing Between 2007 and 2017

INCIDENCE	AWKA	NNEWI	ONITSHA
Less than 10	12	21	10
10-20	17	24	26
21-30	13	5	45
31-40	16	3	51
More than 40	16	2	73
TOTAL	74	55	205

Table 3 shows that out of 74 Lawyers and Registered Estate Surveyors and Valuers in Awka, 45 (61%) have each witnessed over 20 incidences of land grabbing incidences between 2007 and 2017. In Nnewi, only 10 (18%) out of 55 Lawyers and Registered Estate Surveyors & Valuers witnessed more than 20 incidences over the same period of time. Whereas in Onitsha, 169 (82%) out of the 205 Lawyers and Registered Estate Surveyors and Valuers have witnessed more than 20 incidences over the 11-year period. Their responses suggest that Onitsha is the city most adversely affected by land grabbing activities followed by Awka while Nnewi is the least affected.

HOUSING DELIVERY IN THE STUDY AREAS

In Tables 4- 6 are data on housing delivery in Awka, Nnewi, and Onitsha between 2007 and 2017 obtained from Anambra State Physical Planning Development Board in terms of proposed building project applications, approvals and commenced building projects before and after the promulgation of the Anambra State Prohibition of Fraudulent Practices on Land and Property Law of 2012.

Table 4: Housing Delivery in Awka Metropolis (2007 - 2017)

Era	Year	Proposed Building Applications Received	Approved Building Applications	% Building Applications Approved per year	Building Projects Commenced per year	% Building Projects Commenced to Approvals
Before the Law	2007	257	160	62.26	144	90.00
	2008	330	173	52.42	156	90.17
	2009	357	192	53.78	173	90.10
	2010	415	225	54.22	203	90.22
	2011	485	246	50.72	221	89.84
	2012	510	279	54.71	251	89.96
After the Law	2013	618	298	48.22	268	89.93
	2014	456	239	52.41	215	89.96
	2015	854	331	38.76	278	83.99
	2016	550	281	51.10	253	90.04
	2017	643	373	58.01	336	90.08
	Total	5,475	2,797	51.10	2,498	89.31

Source: Anambra State Physical Planning Development Board, 2018

Table 4 shows that housing delivery in Awka metropolis fluctuated nominally over the 11-year period. Building approvals to proposed building applications rate was highest in 2007 (62.26%) and lowest in 2015 (38.76%). Out of a total of 5,475 proposed building applications received between 2007 and 2017, only 2,797 (51.10%) were approved. However, about 89% of the proposed building projects approved over this period were commenced. The statistics reveal that the low building approval rate recorded in Awka metropolis within the period under review can be attributed to increased land grabbing activities.

Table 5 presents the housing delivery picture at Nnewi within the period under review.

Table 5: Housing Delivery in Nnewi Metropolis (2007 - 2017)

Era	Year	Proposed Building Applications Received	Approved Building Applications	% Building Applications Approved per year	Building Projects Commenced per year	% Building Projects Commenced to Approvals
Before the Law	2007	88	70	79.55	60	85.71
	2008	140	110	78.57	94	85.45
	2009	165	125	75.75	106	84.80
	2010	191	140	73.30	119	85.00
	2011	163	120	73.62	102	85.00
	2012	222	152	68.47	129	84.87
After the Law	2013	301	234	77.74	199	85.04
	2014	352	239	67.90	203	84.94
	2015	523	310	59.27	264	85.16
	2016	338	231	68.34	196	84.85

2017	221	213	96.38	181	84.98
Total	2,704	1,944	71.89	1,653	85.03

Source: Anambra State Physical Planning Development Board, 2018

From Table 5, housing delivery in Nnewi metropolis was relatively stable over the years with proposed building approval rates of above 59% recorded per year through-out the 11-year period. Proposed building approval rate was highest in 2017 (96.38%) and lowest in 2015 (59.27%). A total of 1,944 approvals out of 2,704 applications representing 71.89% approval rate was recorded between 2007 and 2017. Also, about 85% of the approved proposed building projects were commenced within the period. The rates of approvals at Nnewi within the period were relatively higher than what obtained in the corresponding period at Awka metropolis. This statistic suggests that land grabbing activities at Nnewi were low compared to what obtained at Awka metropolis within the period.

The situation at Onitsha within the same period was closer to the scenario in Awka than what obtained at Nnewi. Table 6 shows the statistics of proposed building applications, approvals and commenced building projects at Onitsha metropolis within the period under reference.

Table 6: Housing Delivery in Onitsha Metropolis (2007 - 2017)

Era	Year	Proposed Building Applications Received	Approved Building Applications	% Building Applications Approved per year	Building Projects Commenced per year	% Building Projects Commenced to Approvals
Before the Law	2007	186	145	77.96	131	90.34
	2008	244	192	78.69	173	90.10
	2009	357	228	63.87	205	89.91
	2010	500	147	29.40	132	89.80
	2011	397	198	49.87	178	89.90
After the Law	2012	368	161	43.75	145	90.06
	2013	341	152	44.57	137	90.13
	2014	332	162	48.80	146	90.12
	2015	244	129	52.87	116	89.92
	2016	332	247	74.40	222	89.88
	2017	316	237	75.00	213	89.87
	Total	3,617	1,998	55.24	1,798	89.99

Source: Anambra State Physical Planning Development Board, 2018

Housing delivery was unstable in Onitsha metropolis (Table 6) over the 11-year period with highest approval rate in 2008 (78.69%) and lowest approval rate in 2010 (29.40%). This indicates a 49.29% drop in housing within 3 years. Out of 3,617 building applications received between 2007 and 2017, only 1,998 (55.24%) were approved. About 90% of the approved building projects were commenced over the 11-year period. The above analysis indicates low housing delivery which could be linked to land grabbing activities in Onitsha.

LAND GRABBING ACTIVITIES AND HOUSING DELIVERY IN THE STUDY CITIES

The incidences of land grabbing activities were correlated with housing delivery in the study cities. The result of the analysis of the situation in Awka is presented in Appendix I. The test statistics, $r = -1.000$, $n = 74$, $p < 0.05$ obtained, indicates a perfect negative (inverse) correlation between land grabbing and housing delivery in Awka, i.e. increasing land grabbing activities is associated with declining housing provision condition in Awka. In other words, there is a significant negative relationship between land grabbing and housing delivery condition in Awka.

The result of the analysis of the situation in Nnewi is presented in Appendix II. The test statistics, $r = -0.228$, $n = 55$, $p < 0.05$, obtained indicates a weak negative correlation between land grabbing and housing provision condition in Nnewi, i.e. land grabbing activities are low and thus have a slight declining effect on housing provision condition in Nnewi. In other words, there was no significant relationship between land grabbing and housing provision condition in Nnewi.

The result of the analysis of the situation in Onitsha is presented in Appendix III. The test statistics, $r = -0.316$, $n = 205$, $p < 0.05$ obtained, indicates a moderate negative correlation between land grabbing and housing delivery condition in Onitsha, i.e. increasing land grabbing is associated with declining housing provision condition in Onitsha. This implies that there is a negative association between land grabbing activities and housing provision condition in Onitsha.

III. Discussion

The results of the analyses revealed that between 2007 and 2017 which include times before and after the promulgation of the Anambra State Prohibition of Fraudulent Practices on Land and Property Law of 2012, land grabbing activities had existed and still exist in Awka, Nnewi, and Onitsha. These activities are associated with declining housing development and delivery. Land grabbing activities have continued with no restraint despite the introduction of the Law which was promulgated to specifically checkmate them in the State. Related studies by Aluko & Amidu (2006), Udoekanam, Adoga & Onwumere (2014) and Owoeye & Adedeji (2015) hold that the solution to land accessibility especially to the urban residents is yet to be in sight in Nigeria. Aluko and Amidu (2006) found that the State intervention in land system and administration in Nigeria through the promulgation of the Land Use Act of 1978 created a dual structure of land systems; namely: customary and state systems. It is dual land systems coupled with mass unemployment of the youths that created this issue of land grabbers. The original (customary) land owners have not accepted the divesture of their absolute land ownership rights that obtained hitherto the promulgation of the Land Use Act. This leads to their activities which culminate as land grabbing with the claim to be the rightful owners of land under customary law.

IV. Conclusion And Recommendations

The findings of this study which examined the effect of land grabbing on housing delivery in Awka, Nnewi, and Onitsha revealed that increased land grabbing negatively affects housing development and delivery in the study areas. The following measures are suggested to reduce the menace of land grabbing to the barest minimum while achieving the much needed improvement in housing development and delivery in Anambra State:

- ❖ The provisions of the Anambra State Prohibition of Fraudulent Practices on Land and Property Law of 2012 should be effectively enforced. It is not just enough to create the law but it is also very important to put it into vigorous implementation to achieve its desired purpose in the State.
- ❖ The unavailability of a central land ownership and transaction records in the State as obtains in developed countries has made it possible for previous land owning families (land grabbers) to still claim (though wrongfully) ownership of the land under customary law. Land Use Act of 1978 transferred customary ownership of all land in Nigeria to the State. Individuals and communities hold mere rights of use and occupation. Therefore, all lands in Nigeria should be in the government's records as to whom they were granted such that no individual or groups can lay claim of ownership to them without the consent of the State Governor.
- ❖ Formal land titling and registration should be made less bureaucratic and less expensive to encourage purchasers/investors apply for and register their titles with the appropriate government agency before commencing development. This will help to prevent the encroachment on such lands by land grabbers.

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Appendices

Appendix I

Result of Pearson Correlation Analysis of Land Grabbing Incidences and Housing Delivery in Awka

Descriptive Statistics

	Mean	Std. Deviation	N
Incidences of land grabbing between 2007 & 2017	25.81	14.419	74
Building projects commenced between 2007 & 2017	227.09	57.460	11

Correlations

	Incidences of land grabbing between 2007 & 2017	Building projects commenced between 2007 & 2017
Incidence of land grabbing between 2007 & 2017	1	-1.000
Pearson Correlation		.000
Sig. (2-tailed)		.000
N	74	11
Building projects commenced between 2007 & 2017	-1.000	1
Pearson Correlation		.000
Sig. (2-tailed)		.000
N	11	11

Appendix II

Result of Pearson Correlation Analysis of Land Grabbing Incidences and Housing Delivery in Nnewi

Descriptive Statistics

	Mean	Std. Deviation	N
Incidence of land grabbing between 2007 & 2017	13.96	9.959	55
building projects commenced between 2007 & 2017	150.27	61.774	11

Correlations

	Incidence of land grabbing between 2007 & 2017	Building projects commenced between 2007 & 2017
Incidence of land grabbing between 2007 & 2017	1	-0.228
Pearson Correlation		.005
Sig. (2-tailed)		.005
N	55	11
Building projects commenced between 2007 & 2017	-0.228	1
Pearson Correlation		.005
Sig. (2-tailed)		.005
N	11	11

Appendix III

Result of Pearson Correlation Analysis of Land Grabbing Incidences and Housing Delivery in Onitsha

Descriptive Statistics

	Mean	Std. Deviation	N
Incidence of land grabbing between 2007 & 2017	35.94	13.832	205
Building projects commenced between 2007 & 2017	163.45	36.811	11

Correlations

	Incidence of land grabbing between 2007 & 2017	Building projects commenced between 2007 & 2017
Incidence of land grabbing between 2007 & 2017		
Pearson Correlation	1	-.316
Sig. (2-tailed)		.05
N	205	11
Building projects commenced between 2007 & 2017		
Pearson Correlation	-.316	1
Sig. (2-tailed)	.05	
N	11	11

Celestine U. Ugonab. " Land Grabbing and Housing Delivery in Anambra State, Nigeria." IOSR Journal of Environmental Science, Toxicology and Food Technology (IOSR-JESTFT) 13.7 (2019): 27-35.