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The Impact of Omo-Onile Phenomenon on Ibadan Metropolis Land Market

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Abstract

Land possesses numerous values, which is dependent on various factors. Landowners and developers desire secured interest on land. Studies established the fact that the security of interest on land is at risk with the emerging activities of Omo-Onile in South Western Nigeria. The word "Omo-Onile" (a Yoruba term) literally means "the child of the landowner". The study addresses the historical context and cultural factors underpinning the intricate web of power dynamics and informal land governance. This study investigates the modus operandi of Omo-Onile actors, their negotiation tactics, and the mechanisms they employ to assert control over land transactions, often resulting in multiple claims and conflicts with focus on landowners and developers in particular. The significant impact of the activities of Omo-Onile on the land market of five number sampled local governments in Ibadan metropolis was significantly analysed. The study adopted both descriptive analysis and inferential analysis. It was observed that male respondents take the highest frequency of 173 (69.5%), age interval (41 - 50) respondents attempted the questionnaire at 71 (28.5%) and the majority of the respondents have formal education. The lowest level of respondents with School Leaving certificate was 50 (20%) and OND 50 (20%). Inferential statistics in the form Analysis of Variance (ANOVA) and Reliability Analysis Statistics (RAS) show that factors influencing the activities of Omo-Onile are positively interrelated under the study. Therefore, it is very important that the government should put in place laws that will checkmate the activities of Omo-Onile in Nigeria, Ibadan, Oyo State in particular.

Keywords

1. Introduction

The activities of Omo-Onile also referred to as, "children of landowners" or "son-of-the-soil", which is popular and peculiar to land market of developing countries but at varying degrees and magnitude. The Omo-Onile engages in imposing varying charges for different facets of land development including land purchased in their community. For instance, they charge for land purchase, foundation laying, erection of building and for roofing. In some places, they levy people before they can occupy their newly built houses. The implication is that land developers usually experience violent or non-violent extortions at virtually every stage of development; and if those charges are resisted, Omo-Oniles can intimidate, harass and/or exhibit acts of violence (Olokoyo, George, Efobi, & Beecroft, 2015; Adeshina, Opia-Enwemuche, & Ayorinde, 2016).

The Omo-Onile phenomenon, a complex and pervasive issue in the Nigerian land market, has emerged as a formidable force reshaping the dynamics of urban development. With the origins deeply rooted in cultural and historical practices, this phenomenon involves informal land agents who claim ancestral ownership rights and exert control over land transactions in various cities across Nigeria. Among these cities, Ibadan, the largest metropolis in West Africa, has witnessed a significant impact of Omo-Onile on its land market, triggering socio-economic and environmental repercussions (Adegoke, 2022; Adeniyi, 2020).

The upsurge in the illicit land activities of the children of landholders is more pronounced in major urban cities attributed to high demand for land, competing land use and explosive population growth among others. Informal land settlement which has become a natural phenomenon in a weak land governing system and uncoordinated land use planning also strengthened the prevalence of the Omo-Onile syndrome. However, the case of some Nigerian urban cities such as Ibadan, Oyo state is not a surprise, as it reflects the unprecedented growth and development of the urban land market but in a less coordinated manner. The Ibadan city, apart from being the largest city in West Africa, it is considered to be a centre of commerce that provides friendly business environment and historically, accommodates people from all walks of life for residence and business activities. Big cities such as Ibadan are consistently faced with the challenges of Omo-Onile, and their activities have posed a huge threat to the investment potential of land market especially in the areas that are prone to their violence.

The threat posed on investment potentials of real estate market could be linked to discouragement of real estate development, insecurity of capital and income on real estate, land tenure problem, high cost of property development and in some extreme cases, the loss of life and property among others. While previous studies have shared similar opinion on the adverse effect of Omo-Onile activities on land market activities such as estate agency, property development and real estate investment. The magnitude and potential management of the illicit activities of Omo-Onile still remain a contentious debate in the literature.

This is because of the difference in the socio-demographical structure of the populace, and the local-specific factors, uniqueness and peculiarities of land market which vary from one district, city, and country to another.

Furthermore, the study explores the ripple effect of the Omo-Onile phenomenon on the Ibadan land market highlighting the challenges faced by developers, and landowners.

The case of Ibadan, Oyo State, Nigeria is of interest to this study because of the social and economic importance the state is to the Nigerian social, economic and political land scape. The city holds larger number of real estate investments, as well as frequent rate of thuggry activities in the state. However, the primary focus of the study is to analyse the socio-demographic characteristics of the Omo-Oniles, causes/factors influencing the illegal activities, consequential impacts on land market and developed to develop an anti-Omo-Onile suggestions that could offer a potential solution to the illicit activities of Omo-Onile for policy implications. It is against this background that the following research questions were raised to be addressed by the study: What is the socio-economic characteristics of mo-onile gangs in the selected areas of Ibadan, what are the types and rate of Omo-Onile activities in the study area, what are the factors influencing Omo-Onile activities in the study area, what is the effect of Omo-Onile-activities on the land market in the study area and what are the measures that can be adopted to reduce/eradicate the activities of Omo-Oniles in the study area.

By educating the intricate interplay between the Omo-Onile phenomenon and Ibadan land market, this study seeks to provide valuable insights for policymakers, urban planners and stakeholders involved in land governance. The research findings aim to inform evidence-based strategies that can mitigate the adverse impact of Omo-Onile phenomenon, foster transparent land administration and promote sustainable urban development in Ibadan and beyond.

The findings of the study could be of importance to real estate investors, property developers' real estate professionals land market regulators and also make a significant contribution to the body of knowledge. Through an in-depth exploration of the patient issues, we hope to stimulate meaningful dialogue and propel transformative action to address the challenges posed by the Omo-Onile phenomenon, ultimately fostering a more equitable resilient and prosperous land market in Ibadan, Nigeria.

2. Review of Literature

Omo-Onile activities involve large scale land acquisition or appropriation that infringe on users' or landowners rights. Odoemene & Johannes (2015) stressed that any form of land acquisition that lacks the indigenous people privacy, lawful consent and non-coercion is regarded as Omo-Onile activities. The illegal and ruthless activities of Omo-Onile through the extortion of monies and violent dispossession of innocent property owners of their land rights have discouraged

investment in real estate. In Nigeria, Samuel (2011) posited that Omo-Onile use unlawful, deceitful, fraudulent, unfair or/and dubious means and approaches to forcefully acquire land and its resources belonging to public authority, private enterprises and individuals. Ankeli et al. (2020) added that the illicit land businesses are often perpetrated by societal elites such as obas, chiefs, government and some political and economic influential personalities. From a global context, Adarkwah et al. (2018) concluded that Omo-Onile activities has become a global problem, reasons attributed to the emergence of free trade policies, and this has put a doubt to fast trend ending activities of the illicit land rush syndrome.

The land-rush market situation virtually affects all sectors of the economy, with worst hit on land market. For instance, Jimoh (2018) identified the problem of land accessibility especially in an informal land market; Odoemene & Johannes (2015) added the problematic land acquisition and security of tenure. In Cameroon, Ndi (2017) explained that the persistent activities of land grabbers in the country have led to displacement, disposition and privatization of land and land resources collectively owned by communities. Meanwhile previous study including Alalade et al. (2016) have linked the raising in Omo-Oniles activities of informal land settlement, Ankeli et al. (2017) highlighted problem of weak land market institutions, greed, illiteracy, poverty, unemployment and land scarcity; Udoekanem (2012) raised issues concerning hike land value appreciation, extreme surge in demand for hosing accommodation and other related service and infrastructure as the prominent causes of striving land grabbing syndromes in land market.

The socioeconomic implications of the activities of Omo-Onile such as breakdown of peaceful coexistence, extortion, social injustice, land dispute or confrontation, the total breakdown of law and order in many communities and to the extreme cases resulting in death of many innocent citizens, have necessitated government at all levels to introduce several anti-land issues bills to be passed into law in some states in Nigeria, yet in spite of the anti-land polices, the activities of the miscreant Omo-Onile still remain persist and poised a great threat to property investment and land market in general (Ankeli et al., 2015; 2020). Private real estate investors acquired land for profit oriented goal. The expectation of real estate investor is to embark on property development that is free from any form of dispute, conflict or encumbrances that has potential effect in achieving their investment goal whether short, medium or long term.

Land prone to dispute or conflict will not only affect the completion, quality and functionality of the project; it will also affect the income and capital viability potential of the real estate investment project. However, a factor that could pose danger to investment in property is Omo-Onile activities. Studies that have probed the adverse effect of Omo-Onile on real estate investment activities include Khan (2022), Mondal (2022), Obuene et al. (2021), Adnan (2013), Dabara et al. (2019). For instance Khan (2022) and Mondal (2022) attributed the increasing activities of Omo-Onile in land market to failure of political and institutional failures. From

the local perspective, Obuene et al. (2021) examined the occurrence of illicit activities in Ibadan with focus on Ajoda New Town. The study found that exclusion of the indigenes from compulsory acquisition, resettlement activities and displacement from patrimonial inheritance by foreign investors lead to resistance of indigene through violent, economic and civil protests.

The adverse effects of Omo-Onile activities could be linked to stop-work on site thereby prolonging the construction period, increase in the cost of construction due to the incessant demands for land, illicit land charges, physical harassment, assault and threat to life, works on site, and the property owners. The abnormalities on land grabbers signal non-feasibility of the building project even if the viability of the real estate project is high. Therefore the activities of Omo-Onile have to be curbed, with strategic interventionist techniques in order to prevent its widespread.

Summarily, one of the important statistical methods to check severity of activities of Omo-Onile is Analysis of Variance (ANOVA). ANOVA described the statistical models and related procedures, in which the components are partitioned of the observed variance due to different independent variables. It gives a statistical test concerning whether the means different groups are all the same. This study was first developed by R. A Fisher in the 1920s and 1930s. Analysis of variance (Anova) is a collection of inferential statistical tests belonging to the General Linear Model (GLM) family that examine whether two or more levels of categorical independent variables have impact on a dependent variable. As with most inferential tests, the essence of ANOVA is to test the likelihood that the observed values are due to changes in differences between the groups by Kevin L. Blankenship. ANOVA is appropriate whenever test of difference between the means of an interval-ratio level dependent variable across three or more categories of independent variable is required by Healey (2009). ANOVA: one-way and two-way ANOVA.

3. Materials and Methods

3.1. Descriptive Statistics

The study adopted both descriptive analysis and inferential analysis. The descriptive statistics was used to provide important information about the variables in the data set. It comprises three main categories: Frequency Distribution, Measures of central tendency (mean, median and mode) and Measures of variability (variance, standard deviation, range, mean deviation and coefficient of variation). The graphical/pictorial method facilitates data visualization which aided the data presentation in a meaningful and understandable way. It is presented using tables, pie-charts, bar-charts, and histogram.

3.2. Inferential Statistics

Inferential statistics helps to study a sample of data and make conclusions about its population. The purpose of the method is to infer the behaviour of a population.

The procedure includes choosing a sample and applying regression analysis which consist linear regression, nominal regression and logistic regression while hypothesis testing consists of the z-test, t-test, f-test and analysis of variance (ANOVA).

The hypothesis is given as:

$$\text{Null hypothesis:} \quad H_0 : \mu = \mu_0$$

$$\text{Alternative hypothesis:} \quad H_1 : \mu \neq \mu_0$$

where μ is the population mean.

Analysis of Variance (ANOVA)

Is a statistical technique used to determine if the means of two or more groups are statistically significant. The variation in a response variable could be analysed through analysis of variance. ANOVA test allows a comparison of more than two groups at the same time to determine whether a relationship exist between them. It allows for the analysis of multiple groups of data to determine the variability between samples and within samples.

The formular for ANOVA is given as:

$$F = \frac{MST}{MSE}$$

where MST = Mean Sum of Square Treatment.

MSE = Mean Sum of Square Error.

3.3. Reliability Analysis Statistics

This was used to examine the properties of measurement scales and the items that compose the scales. The Reliability Analysis procedure calculates a number of commonly used measures of scale reliability and also provides information about the relationships between individual items in the scale. The following models of Reliability are available: Cronbach's Alpha, Split-half, Guttman, Parallel and Strict-parallel. Data can be dichotomous, ordinal, interval, but the data must be coded numerically.

Cronbach's Alpha (*a*) is the most common measure of internal consistency (reliability). It is most commonly used when we have multiple Likert questions in a survey/questionnaire that form a scale and we wish to determine if the scale is reliable.

4. Data Presentation and Discussion

4.1. Descriptive Analysis of Socioeconomic Characteristics of Respondents in the Study Areas

Table 1 discusses the socioeconomic characteristics of the respondents. Sex of Respondents, Designation of Respondents, Age, Occupation, Highest Education Qualification and Ethnic group are the variables considered in the study. The analysis revealed that the male respondents take the highest frequency of 173 (69.5%) while the female respondents were 76 (30.3%). This result shows that males are more concerned in the study than female.

Table 1. Descriptive analysis of socioeconomic characteristics of respondents in the study areas.

Gender		Akinyele Lg	Ido lg	Egbeda lg	Oluyole Lg	Lagelu Lg	Total
Male	Freq.	39	31	46	33	24	173
	%	78	62	92	67	48	69.5
Female	Freq.	11	19	4	16	26	76
	%	22	38	8	33	52	30.5
Total	Freq.	50	50	50	49	50	249
	%	100	100	100	100	100	100
Designation							
Resident	Freq.	38	41	47	43	49	218
	%	88.4	85.4	94	86	98	90.5
Developer	Freq.	5	7	3	7	1	23
	%	11.6	14.6	6	14	2	9.5
Total	Freq.	43	48	50	50	50	241
	%	100	100	100	100	100	100
Age							
18 - 30	Freq.	0	18	1	2	7	28
	%	0	36	2	4	14	11.2
31 - 40	Freq.	6	9	1	10	14	40
	%	12.2	18	2	20	28	16.1
41 - 50	Freq.	19	11	9	21	11	71
	%	38.8	22	18	41	22	28.5
51 - 60	Freq.	22	5	17	10	13	67
	%	44.9	10	34	20	26	26.9
over 60	Freq.	2	7	22	7	5	43
	%	4.1	14	44	14	10	17.3
Total	Freq.	49	50	50	50	50	249
	%	100	100	100	100	100	100
Occupation							
Civil Servant	Freq.	22	10	7	12	3	54
	%	44.9	20.8	14	24	6	21.9
Trader	Freq.	12	19	24	17	18	90
	%	24.5	39.6	48	34	36	36.4
Artisan	Freq.	4	10	13	3	17	47
	%	0.08	20.8	26	9	34	19.0

Continued

Profeesional	Freq.	8	7	4	3	6	28
	%	16.3	14.6	8	9	12	11.3
Others	Freq.	3	2	2	15	6	28
	%	6.1	0.04	4	30	12	11.3
Total	Freq.	**49**	**48**	**50**	**50**	**50**	247
	%	**100**	**100**	**100**	**100**	**100**	100
Ethnic Group							
Yoruba	Freq.	47	34	50	44	45	220
	%	95.9	69.4	100	88	90	88.7
Igbo	Freq.	2	13	0	6	4	25
	%	0.04	26.5	0	12	8	10.0
Hausa	Freq.	0	2	0	0	1	3
	%	0	4.1	0	0	2	1.2
Other	Freq.	0	0	0	0	0	0
	%	0	0	0	0	0	0
Total	Freq.	49	49	50	50	50	248
	%	100	100	100	100	100	100

Source: Field survey, 2023.

Age distribution provides a good picture of the age range of the respondents. The age interval 41 - 50 has the highest frequency which indicated the people of this age distribution attempted the distributed questionnaire across the study area of about 71 (28.5%).

It was observed that 218 (90.5%) residents of the respondents and 23 (9.5%) developers of the respondents attempted the study; this implies that residents are targeted respondents affected by this study across the five local governments.

The occupational status of the respondents of the above table revealed that 54 (21.9%) are civil servants, 90 (36.4%) of the respondents are Traders, 47 (19%) of the respondents are Artisans and 28 (11.2%) of the respondents are professionals. These indicate the dominance of the market land is the civil servants.

Ethnic group of this research work revealed that the Yoruba has 220 (88.7%) frequency, Igbo of the respondents has 25 (10%) while Hausa takes 3 (12%) frequency of the distribution across the study area.

Findings on the educational status of the respondents in the bar chart below revealed that school leaving certificate and OND are the highest dominance of the respondents. It was observed that 47 (18%), 50 (20%), 50 (20%), 45 (18%), 34 (14%) and 23 (9%) are No formal Education, School Leaving Certificate, OND, HND, MSc and Others respectively are frequency and the percentage of the respondent. The descriptive statistics indicated that the respondents are literacy which validates the adequate information about the study.

Figure 1 illustrates the multiple bar chart on the educational status of respondents within the study areas. Majority of the respondents have Higher National Diploma reflecting the reliability of the data collected for the research since a greater percentage is educated.

Table 2 displays the descriptive statistics of the Socioeconomic Characteristics of Respondents which central location of each variable was mentioned.
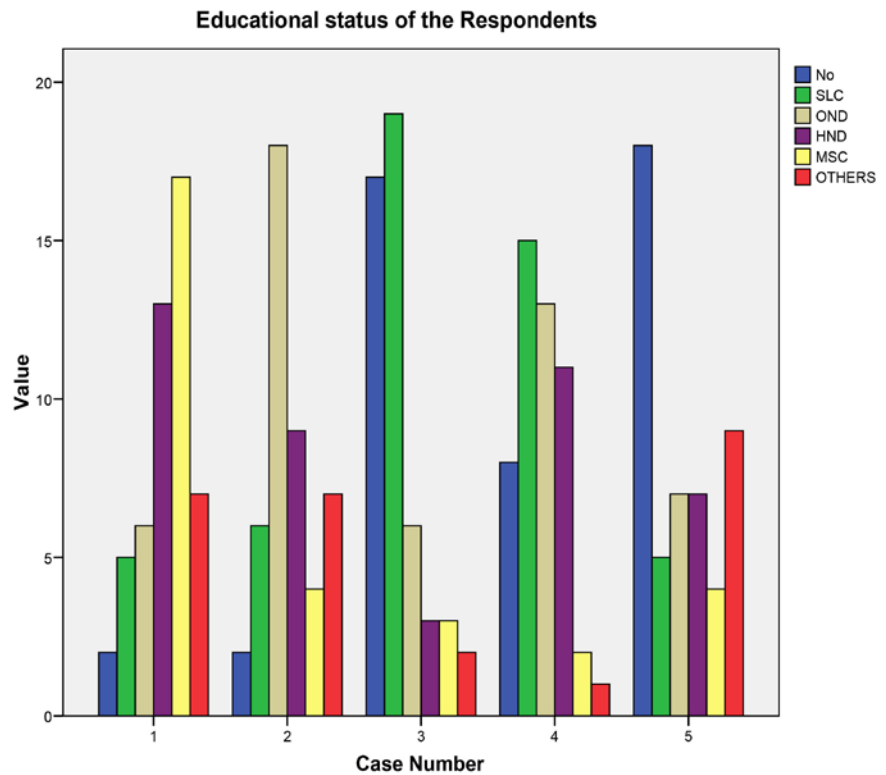
Figure 1. A multiple bar chart on the educational status of respondents. Source: Field Survey, 2023. Where: 1 represent Akinyele Local Government, 2 represent Ido Local Government, 3 represent Egbeda Local Government, 4 represent Oluyole Local Government and 5 represent Lagelu Local Government.

Table 2. Descriptive statistics of the socioeconomic characteristics of respondents.

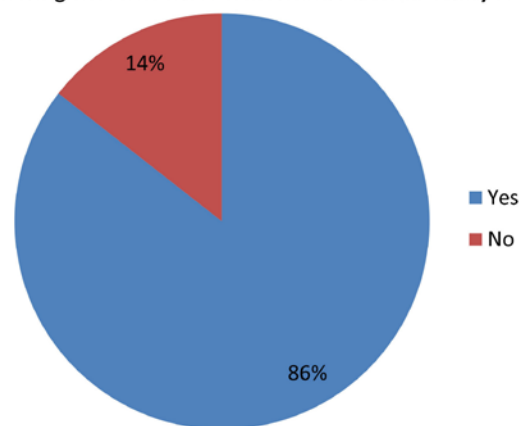|	N	Minimum	Maximum	Mean	Std. Deviation
Sex of Respondent	249	1	2	1.31	0.461
Designation of Respondent	241	1	2	1.10	0.294
Age	249	1	5	3.23	1.235
Occupation	249	1	6	2.57	1.297
Highest Education Qualification	246	1	6	3.15	1.603
Ethnic Group	248	1	4	1.13	0.392
Valid N (Listwise)	235				

Source: Field survey, 2023.

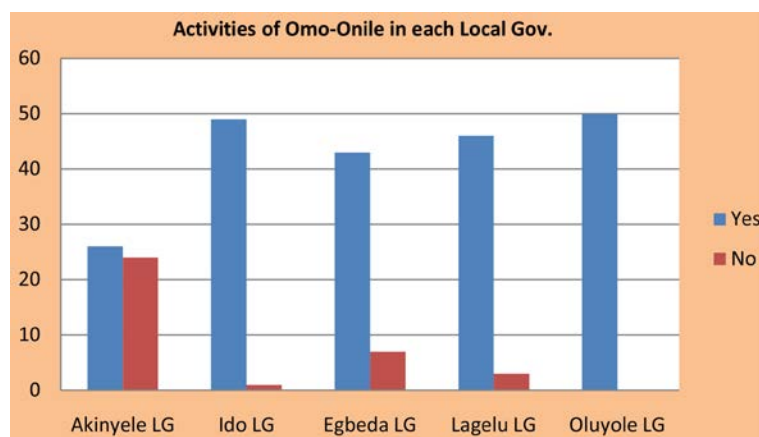## 4.2. Statistical Analysis of Activities of Omo-Onile on the Land Market

This section describes whether or not the respondents had an experience of Omo-Onile over their land. This aspect is very crucial and important to know the level at which land owners encountered the activities of Omo-Onile in the study areas. Figure 2 showed the responses of the respondents across the study areas in Ibadan metropolis, Oyo State. The result revealed that majority 213 (85.2%) of the respondents had encounter with Omo-Onile while just 36 (14.4%) of the respondents had no experience of Omo-Onile in the land market. This invariably suggested that majority of the residents in the study area had been victim of the activities of Omo-Onile in their community.

Figure 2 explains the percentage of level of the activities of Omo-Onile across the local governments. A greater percentage (86%) of respondent experienced the activities of Omo-Onile within the Ibadan land market; this infers the prominence of Omo-Onile activities (Figure 3).

Figure 2. A Pie chart showing the percentage of Activities of Omo-Onile across the study areas.

Figure 3. A multiple bar-chart showing the frequency of the activities of Omo-Onile in each local government.

4.2.1. Inferential Analysis of Activities of Omo-Onile in the Study Areas

Predictors: (Constant), Violence, Untimely death of investors, Resale of already sold land, Extortion.

Dependent Variable: Have you been a victim of the activities of Omo-Onile in your community?

Table 3 of analysis of variance shows the variations in the response variable which statistically confirmed that all the predictors variables are significant to the study at 95% level of Significant. Meaning all the Local Governments considered have been a victim of activities of Omo-Onile in their community.

4.2.2. Reliability Analysis Statistics (RAS)

This is a statistical techniques used to study the properties of measurement scales. The scale should consistently reflect the construction its measuring (overall consistency of a measure).

Table 6 revealed that all the factors considered are consistently responsible for influencing of activities of Omo-Onile of the study area.

All the factors considered are positively interrelated with other factors which proved the reliability of the study statistically.

We can see that Cronbach's Alpha is 0.757, which indicates a high level of internal consistency for our scale with this specific sample (Table 4).

SPSS Statistics produces many different tables. One of the important tables is the Reliability Statistics table that provides the actual value for Cronbach's Alpha (Table 5).

Table 6 presents the values of Cronbach's Alpha and determines the potency of each item if deleted from the scale. We can see that none of the items has low Cronbach's Alpha. Therefore, the analysis indicates that all the questions considered are relevant to the research study. Cronbach's Alpha simply provides us with an overall reliability coefficient for a set of variables.

Table 3. Analysis of variance depict statistical significant of the predictor variables.

Model		Sum of Squares	Df	Mean Square	F	Sig.
1	Regression	0.338	4	0.085	0.710	0.086 (a)
	Residual	24.428	205	0.119		
	Total	24.767	209			

Table 4. A reliability statistics for the actual value of Cronbach's alpha.

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	Number of items
0.757	0.757	9

Table 5. Summary of item statistics of Cronbach's alpha.

	Mean	Minimum	Maximum	Range	Variance	No of Items
Item Means	2.121	1.817	2.304	0.487	0.028	9
Item Variance	1.255	0.948	1.661	0.713	0.049	9
Inter-item Covariance	0.323	0.087	0.798	0.711	0.024	9

Table 6. The Item-total statistics table presents the Cronbach's alpha.

	Scale Mean if Item Deleted	Scale Variance if Item Deleted	Corrected Item-Total Correlation	Squared Multiple Correlation	Cronbach's Alpha if Item deleted
Urban growth	17.13	29.300	0.328	0.232	0.751
Daily Survival and Subtenance of Livelihood	17.09	29.346	0.377	0.207	0.743
Failure of Land use act, 1978	16.83	28.940	0.396	0.318	0.741
Tenurial System	16.79	28.564	0.485	0.372	0.729
High Cost of perfecting land document	16.88	27.12	0.480	0.318	0.727
Inaccessibility to government land	16.84	27.146	0.484	0.313	0.727
Inability or difficulty at recognizing land rights	17.03	27.058	0.557	0.372	0.717
Unemployment	17.27	29.419	0.330	0.173	0.751
Owner's incomplete land document	16.85	26.306	0.498	0.387	0.724

5. Conclusion

This study investigates the influence of Omo-Onile activities on land market in some selected local government of Oyo State. The research propels the need to study the activities of Omo-Onile in South-West Oyo State in order for government to find solutions to the problems in the community. In the Socioeconomic Characteristics of Respondents, the results of the descriptive statistics showed that male respondents take the highest frequency of 173 (69.5%) which indicated that male respondents are more concerned than female respondents.

It was revealed that 71 (28.5%) of the age interval 41 - 50 respondent attempted the questionnaire.

Education Status of the respondents revealed that School Leaving certificate 50 (20%) and OND 50 (20%) take the highest responses of the respondents across the study area. Therefore, socioeconomic characteristics of respondents gave the accurate account of responses of the respondent through the descriptive statistics.

Activities of Omo-Onile were examined according to the selected local government of Oyo State. This aspect described the level at which land owners encountered the activities of Omo-Onile in the study areas. The result revealed that majority 213 (85.2%) of the respondents had encountered the issue of Omo-Onile in their communities.

In the inferential statistics, Analysis of Variance (ANOVA) shows that the variables: violence, extortion, untimely death of investor and re-sale of already sold land are statistically significant to the study at 95% level of significance.

Reliability Analysis Statistics (RAS) show that factors influencing the activities of Omo-Onile are positively interrelated which proved the reliability of the variables under study.

Therefore, the state and local government should promulgate a law that forbids the activities of Omo-Onile from troubling the land owners/developers. Creation of employment, reorientation on the benefits of a developed community and sanctions on apprehended Omo-Onile will go a long way to curtail the menace. The activities of the land grabbers should be taken headlong by government and effective law should be enacted to deal with this act.

Research Summary

This research study focuses on different analysis to ascertain the influence of Omo-Onile phenomenon on the land market in Ibadan metropolis. Both descriptive statistics and inferential statistics confirmed the high-level activities of Omo-Onile in the five local government studied areas in Ibadan.

Research Contribution

The statistical tests conducted using 95% significant level established the significant effect of all the variables used and revealed that factors influencing the activities of Omo-Onile are positively interrelated which proved the reliability of the variables under study.

Therefore, activities of Omo-Onile should be curtailed and existing laws on Omo-Onile should be implemented at all levels of government (Local, State and Federal Government).

Conflicts of Interest

The authors declare no conflicts of interest regarding the publication of this paper.

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