

## **Topic: Agricultural laws and Reforms**

### **Sub Topic: Land ownership and land tenure systems in Nigeria**

**Definition:** Land tenure system is the system of land ownership either as community or individual for temporary or permanent use.

### **Types of land tenure systems in Nigeria**

- I) Individua/inheritance land tenure system
- II) Communal/ community land tenure system.
- III) Land tenure by leasehold
- IV) Land tenure by Rent.
- V) Land tenure by purchase.
- VI) Land tenure by freehold etc.

### **Explanation of each land tenure system**

#### **A) Community land tenure system**

This is a system where by land is owned by the community, clan, family etc. Every member of the community is oppertuned to farm in each season but to grow only annual or biennial crops.

- B) **Land tenure by inheritance:** This is a system in which land is inherited from one's parent or from one generation to another. Because the land is inherited from a single parent who later shares it among his son's, it leads to land fragmentation. It gives the owner the complete freedom to use the land as he/ she likes.
- C) **Land tenure by leasehold:** This involves an agreement between the land owner and the lease whereby the leader used the land for a period of years under specific condition.
- D) **Land tenure by purchase:** Here a farmer buys a piece of land for agricultural purposes. The farmer will pay certain amount of money to the land lord and the land becomes his personal property. Perenial crops can be grown on it and it can be used to obtain loan ppl.
- E) **Land tenure by Rent :** This is a system whereby a farmer( tenant) pays some amount of money for a short period of time. The period of rent is relatively very short compared to leasehold system. It's being renewed yearly as stated by the landlord. Permanent crops can not be used to obtain loan.

### **Lesson Two**

#### **Topic: Advantages and disadvantages of different types of land tenure systems**

**I) Land tenure by community**

**Advantages**

- a) Easy accessible to every member of the community only.
- b) It encourages co-operative farming since the land is large.
- c) It's cheap to acquire.

**Disadvantages**

- a) Non members of the community have access to the land for farming.
- b) The land cannot be used her a collateral for obtaining loan from banks.
- c) No permanent crops like cocoa,rubber etc can be grown on it.
- d) Mechanized agriculture is difficult to practice on such land

**II) Land tenure by inheritance**

**Advantages**

- a) It can be used as a collateral to obtain loan from banks.
- b) Perennial crops can be grown on such land.
- c) People have firm control over their inherited land
- d) The owner can resell it if there is need for it.

**It's Disadvantages**

- a) It leads to excessive land fragmentation since all the male children will part take in the land.
- b) Quarrels may arise in sharing and the using of such land. leasehold
- c) It limits mechanized agriculture.
- d) Use of land is restricted and controlled.

**III) Land tenure by leasehold**

**Advantages**

- a) It enables every farmer to have a portion to cultivate
- b) It avoids unnecessary waste of land.
- c) It does not tie the farmer capital down.

**Disadvantages**

- a) Its expensive .
- b) Its not readily available.
- c) Perennial crops like oil palm, cocoa etc can not be grown on such land.
- d) It can not be used as a collateral to obtain loan.

**IV) land tenure by purchase**

**Advantages**

- a) It can be used as a collateral.
- b) Perennial crops can be grown on it.
- c) It's free to be resold.

**Its disadvantages**

- a) Its expensive to purchase,
- b) Such land can easily be revoked.
- c) The actual ownership may be difficult to be established as different persons will be coming to claim the ownership of the land.

**V Land tenure by Rent**

**Advantages**

- a) The land is made available for agricultural purposes.
- b) The farmer efficiently used the land to maximize production within short period of time.

**Its Disadvantages**

- a) The land can not be used for securing loan.
- b) It affects long term planning.
- c) Perennial crops can not be grown there.
- d) Mechanized agriculture is not encouraged.