

An Analysis of The Effects of Peri – Urban Encroachment on Land Tenure in Kaduna Metropolis, Northern Nigeria

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Abstract

The study aimed at analyzing the effects of peri-urban encroachment on land tenure in Kaduna metropolis, Northern Nigeria with specific objectives assessing the demographic and socio-economic characteristics of the respondents, examining the factors influencing peri-urban encroachment examining the types of land terms system and land socio-economic effects of peri-urban encroachment on land tenure. The study used four study areas in peri-urban Kaduna metropolis. All the study areas are within the four Local Government Areas in Kaduna metropolis. These study areas include Nassarawa in Rigasa in the west in Igabi Local Government, Hayin na Iya/Malali Gabas in the North in Kaduna North Local Government, Hayin Dan Bushiya in the East in Chikun Local Government and Down Quarters in Kakuri in the South in Kaduna South Local Government. The study employed interview and Focus Group Discussion methods in obtaining the data. The study used 25 respondents from each of the study areas making a total of 100 respondents as the sample size of 140 respondents. Simple random sampling was used in selecting the respondents from four study areas. The respondents were contacted at different times for both interview and focus group discussion. The findings revealed that 94% of the respondents were married and 60% of them were between the age of 61 – 70 years. The study also discovered that movement to peri-urban area is in order to own personal house, for low house rent, to have access to bigger farmlands among others. However, the study also revealed that among the effect of peri-urban encroachment on land tenure include: provision of employment, increase in income, increase in economic activities, change in the size of farmland, landlessness among others. In line with above findings, the study recommends that; policy makers should make an improvement in the tenure system in our peri-urban areas, good administration and management of our land administration should be provided in our peri-urban areas and proper attention should be given to landlessness and livelihood insecurity in our peri-urban areas. The peri-urbanities can also manage their available means of their sources of water at their local level.

Keywords: Kaduna, Nigeria, metropolis, peri-urban, land tenure, respondents.

INTRODUCTION

The world today faces complex challenges, many of which have a clear land dimension. These challenges which are repeatedly mentioned in the literature include rapid urbanization and growing food, water and energy shortages (Palmer, 2009). Land possesses a central position in social, political and economic terms. It gives support to life and it is central to human culture and institutional development (Ahmad, 2012). Urbanization and urban growth are considered as a modern way of life which manifests economic growth and development in many countries. That means the level of urbanization and socio – economic status of the inhabitants is correlated in many countries (Tamira, 2016).

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Urban encroachment is one of the foremost threats facing agricultural land in many countries including Nigeria. Encroachment occurs in ever – widening bands surrounding large urban centres (Atu, *et.al*, 2012). As a result of the outward urban population thrust, many peri – urban land use changes from being dominated by agriculture to multiple land use patterns (Gallant, *et.al*, 2004). It is clear to understand that spatial changes and demographic changes in the urban areas have been disturbing the stability of land tenure system in the peri – urban an areas. Peri – urban communities have been transformed into urban city’s life as there farm lands are turned built – up areas. Pallabi and veronica (2016) defined peri – urban using place, concept and process. In terms of place it refers to rural fringes surrounding cities where rural and urban features co exist, in terms of concept it refers to interface of rural – urban activities and institutions, and in terms of process, it refers to the two – way flow of goods and services and a transitional stage between rural and urban areas.

Peri – urban area is seen as a composite area in terms of its residential careers of its inhabitants and an area with an impoverished margin’s (Gateau, 2017 and Stebe and Marchal, 2016). Peri – urban areas are also described as the transition zones between urban and rural areas with on one hand lower population density and lake of infrastructure and on the other hand limited amount of agricultural and natural land (Regine *et al*, 2016). Land tenure can be defined as a set of rules, duties and rights which defined the obligations and privileges of a person or persons in reference to land. Others see land tenure as a system which defines the method of management with regard to distribution, usage, acquisition and exploitation of specific area of land. The term land tenure is also considered as how property rights to land are to be allocated within societies (Sarka and Vratislava, 2016)

For instance, Stein *et . al* (2016) in Europe observed that land expropriated for public purposes such as infrastructure development, urban development or for redistribution to other agents enhance land tenure in security. Thus, land tenure system is affected by the erection of different forms of physical developments.

Pallabi and Veronica (2016) in India pointed out that due to economic transfer on peri – urban land which is taking place on a massive scale, the effects of urbanization on these areas where agricultural land is highly encroached, land is taken up for non agricultural uses such as industrial complexes, factories, housing estates, recreation centre etc. Therefore land tenure system in these peri – urban areas are completely affected.

Deriba *et al.* (2016), discovered that peri – urban encroachment in Ethiopia was as result of industrialization, residential expansion and infrastructural development which are the drivers of agricultural land conversion that negatively affect the size of cultivated land and food crop production in the peri – urban land of Ethiopia. Therefore, the land tenure system in Ethiopia by the peri – urbanities has been transferred to the developers either for residential, industrial development or infrastructural development.

Karolien *et al.* (2013) in their research findings observed that peri – urban encroachment in Kampala leads to the fragmentation of open spaces and thereby reducing spaces for subsistence farming, garden farming and commercial farming. Thus, farmlands used for different agricultural practices are being taken over by physical development thereby transforming ownership of land from the original owners to the developers.

Lynch *et al.* (2001) in Kano, Nigeria discovered that urban agricultural practices in peri – urban land of Kano metropolis is under threat owing to land tenure insecurity where

farmlands in the peri – urban Kano metropolis are taken over by incessant land development.

The core end of this study is to analyze the effects of peri – urban encroachment on land tenure in Kaduna metropolis, Northern Nigeria. The study also have the following objectives; to assess the demographic and socio economic characteristics of the respondents, to examine the factors influencing peri-urban encroachment in the study areas, to examine the types of land tenure in the study areas and to examine the socio economic effects of peri-urban encroachment on land tenure in the study areas. The study focused on peri – urban encroachment in Northern, Southern, Eastern and western parts of Kaduna metropolis which are within the four local government of Kaduna metropolis which include Kaduna North local government, Kaduna South local government, Igabi local government and Chikun local government. The study areas selected comprised peri – urban land of Nassarawa in Rigasa in the west, in Igabi Local Government, Hayin na Iya/Malalin Gabas in the North, in Kaduna North local government, Hayin Dan Bushiya in the East in Chikun local government and Dawn Quarters in Makera (Kakuri) in the south in Kaduna South local government.

THE STUDY AREA

Kaduna is the capital of Kaduna state. Kaduna metropolis is located between latitudes 10° 25'27" N to latitudes 10° 35'29" N and longitude 7° 22'20" E to longitude 7° 30'27" E. Kaduna metropolis is made of four local government areas: which include Kaduna North and Igabi local governments in the North and Kaduna South local government and Chikun local government in the South. Kaduna state shares common borders with Zamfara, Kastina, Niger, Kano, Bauchi and Plateau states and to the south shares borders with Abuja (F.C.T). Its total land area is 46, 053 kilometre square.

Its climate is tropical wet and dry. The wet season is between May and October and the dry season is between end of October to early May. The rainfall is variable with its highest peak in August and sometimes September. The rainfall decrease from the south to North ward. The rainfall is heavier in the south. It has about 1500mm of precipitation annually. The humidity follows the pattern of rainfall in the wet season with 60% and in the dry season with 20 – 30%. The temperature ranges between 15° C – 36° C with the highest temperature between April and May while the lowest is between December and February. The elevation of Kaduna ranges between 500 -700m above sea level. It is among the Hausa plain. The geology of the study area is essentially basement complex rocks. Most of the role out crops are made up of granite. The rocks have been exposed to weathering for long period of time whre some of them have produced a kind of regolith which is rich in clay content (Abdullahi, 2010). The basement complex rocks comprise of migmatites, gneisses, schists, granites, pegmatites, quartzites, phyllites, metamorphic rock and metasediments (eze et al, 2011) reported by (Mallo, 2019). In terms of vegetation, Kaduna has Sudan Savanna vegetation characterized by numerous grasses. Some grasses are tall while others are short. It has some deciduous trees which are scattered. The vegetation is also characterized by some trees which wither in the dry season in adaptation to water shortage. The soil of Kaduna is tropical Ferruginous soil or nitrosols which are usually reddish in colour due to the presence of Iron. The soil are also heavily leached due to rainfall. They are also sticky when wet and hard when dry. The soils support the growth of cocoyam, cassava, maize, rice, Guinea corn, Ground nut, Soya beans, Millet among others. Kaduna circumscribes different ethnic groups like Hausa, Yoruba, Igbo, Fulani, Kadara, Gwari, Jaba, Bajju, Kaje, Igbira, Igala, Kamanton, Kamuku, Nupe, Gwandara, Kagoma, Kataf, Marwa, Kahugu,

Sanga, Surubu among others. Kaduna state has a population of 6,066,562 million as betokened by the National population commission (NPC census, 2006).

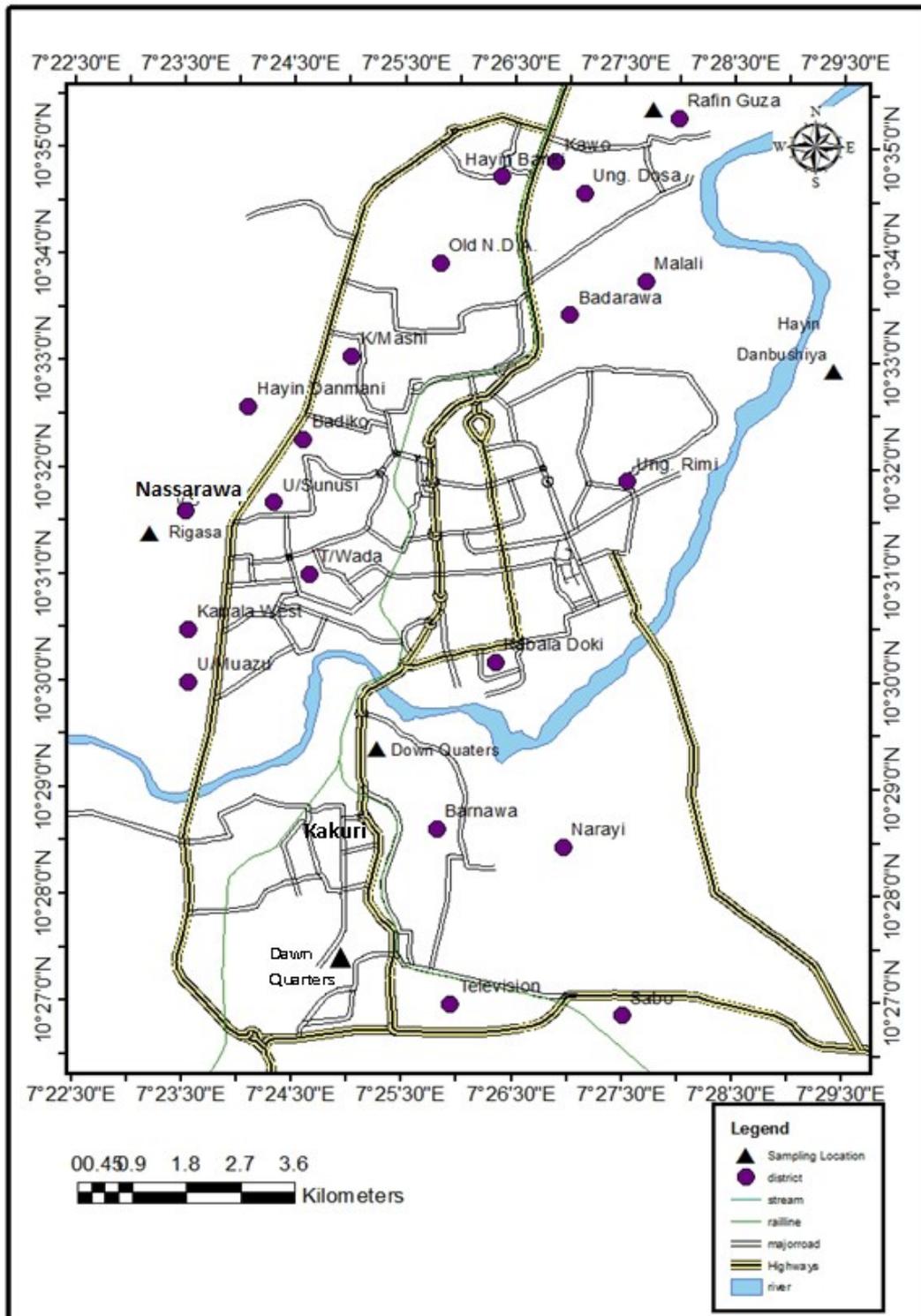


Figure: 1 Administrative Map of Kaduna Metropolis.

Source: Geography Department Bayero University Kano 2018

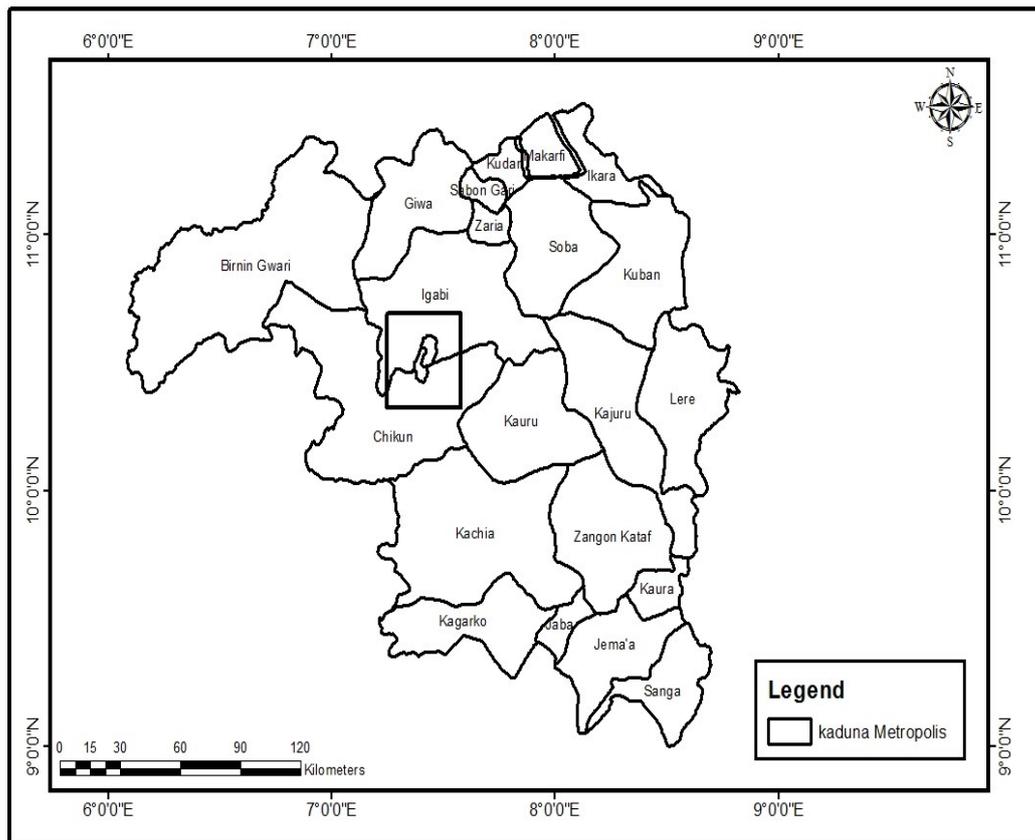


Figure 2: Location of Kaduna Metropolis in Kaduna State.
Source: Geographv Department University Abuia

METHODOLOGY

Reconnaissance visits were carried out to the study areas to acquaint oneself with the study area and obtain relevant information. Through such visits the study areas were acquainted by the researcher and relevant information were gathered prior to the detailed field study. The study used both primary and secondary sources of data. The simple random sampling was used in selecting the respondents.

Thus, 25 respondents were chosen from each of the four study areas. The four study areas constitute 100 respondents as the sample size from the population of 140 households. The data was collected through the use of interview and focus group discussion (FGD). Focus group discussion is designed to provide information on certain topic from a certain population and it is characterized by explicit use of group interaction to get and insight into the respondent behaviour (Odo, 2008). The assistance of ward heads was sought when conducting both the interviews and the focus group discussion. Religious leaders, old age, adults and youth participated when sourcing the information. Both the interviews and focus group discussions were conducted at different times. The data was collected by the moderator and the assistant moderator when carrying the discussions. All the discussion were in line with the objectives of the research. In analyzing the data tables, percentages, narrative analysis and verbatim quotations were applied in order to have a meaningful and significant result.

RESULTS AND DISCUSSIONS

Demographic Characteristics of the Respondents

Table 1 portrays the diverse socio- demographic characteristics of the respondents surveyed during the research. In order to understand the data that emanates from respondents, it is imperative to also understand their demographic background (Kumekpov, 2002) reported by Divine *et al* (2014).

Table 1: Demographic Characteristics of the Respondents

	Nassarawa Rigasa No. of respondent 25		Hayin na Iya/Malalin gabas No. of respondent 25		Hayin dan Bushiya No. of respondent 25		Dawn quarters No. of respondent 25		Total 100
		%		%		%		%	100
SEX									
Male	25	25	25	25	25	25	25	25	100
Female	-		-		-		-		
AGE									
20 – 30 years	2	25	4	50	2	25	0	0	8
31 – 40 years	6	33	4	22	6	33	2	11	18
41 – 50 years	7	41	2	18	5	29	5	29	17
51 – 60 years	4	27	3	20	1	7	7	47	15
61 – 70 years	1	20	0	0	1	20	3	60	5
71 – 80 years	2	29	1	14	1	14	3	43	7
81 above	0	0	1	50	0	0	1	50	2
LEVEL OF EDUC.									
Primary School	4	31	4	31	0	0	5	38	13
Sec. School	8	36	0	0	7	32	7	32	22
Tertiary	1	9	6	55	3	27	1	9	11
Quranic Educ.	13	59	7	32	2	9	0	0	22
Not educated	3	25	4	33	3	25	2	17	12
Master/PhD.	0	0	5	100	0	0	0	0	5
MARITAL STATUS									
Married	24	26	21	22	24	26	25	3	94
Single	1	17	4	67	1	17	0	0	6
FAMILY SIZE									
1 – 5	4	11	3	8	4	11	25	69	36
6 – 10	8	25	9	28	7	22	8	25	32
11 – 15	12	80	0	0	1	7	2	13	15
16 – 20	4	67	0	0	2	33	0	0	6
21 and above	1	33	1	33	1	33	0	0	3

Source: Author's Field work 2018

In the distribution of age by the respondents those whose years is between 20-30 years formed 50% as the highest percentage in Hayin Na Iya/ Malalin Gabas. For 31-45 years, the highest percentage is 33% in Nassarawa Rigasa and Hayin Dan Bushiya. For 41-50 years, the highest percentage is 41% in Nassarawa Rigasa. Ages between 51-60 years have 47% as the highest percentage in Dawn Quarters. Respondents that are between 61-70 years have 60% in Dawn Quarters. For ages between 71-80 years constitute 43% as the highest

percentage in Dawn Quarters. Respondent whose ages is above 81 years formed 50% in Hayin Na Iya and Dawn Quarter

Table 1 further gives the break downs of the respondents' level of education. Those who have primary education have 38% percent as the highest percentage in Dawn Quarters. Respondents that have attended secondary school formed 36% as the highest percentage in Nassarawa Rigasa. Respondent that have tertiary education constitute 55% as the highest percentage in Hayin na Iya/ Malalin Gabas. For those that have acquired Qur'anic education have 59% as the highest percentage in Nassarawa Rigasa. Respondents that are not educated have 33% as the highest percentage in Hayin Na Iya/ Malalin Gabas. Holders of masters or PhD degrees have 100% as the highest percentage in hayin na Iya/ Malalin Gabas.

For marital status, the respondents that are married constitute 26% of the respondents interviewed as the highest percentage in Nassarawa Rigasa and Hayin Dan Buhsiya. Those that are single in Hayin Na Iya/Malalin Gabas formed 67% as the highest percentage. For family size those respondent whose family size are between 1-5 constitute 69% as the highest percentage in Dawn Quarters. Respondents that have family size between 6-10 formed 28% as the highest percentage in Hayin Na iya/Malalin Gabas. The family size between 11-15 constitute 80% as the highest percentage in Nassarawa Rigasa. Respondents that have family size between 16-20 formed 67% as the highest percentage in Nassarawa Rigasa. For the family size above 21 constitute 33% for each in Hayin Na Iya/Malalin Gabas, Hayin Dan Bushiya and Nassarawa Rigasa.

The overall age distribution in all the four study areas shows that respondents whose age is between 61 – 70 years formed the highest percentage Of 60%, while respondents whose years ranges between 31 – 45 years constitute the lowest percentage of 33%.

For the respondents level of education, it is observed that those respondents who got the highest percentage are those with higher degrees by constituting 100%, while respondents who do not have access to both western or Qur'anic education formed the lowest percentage of 33% in all the four study areas.

For marital status, in the four study areas the respondents that are married constitute 94% while those that are single formed 6%. This indicates that almost all the respondents are married with the exception of the 6% of the unmarried respondents.

The level of family size of the respondents indicates that respondents whose family size ranges between 11 – 15 appeared to be the highest percentage of 80%, while those respondents whose family ranges between 6 – 10 constitute 78% as the lowest in all the four study areas. This shows that majority of the respondents have family size that ranges between 11 – 15, however this indicates the importance of age distribution in the respondents demographic characteristics. This is because those whose age range between 61 – 70 years carry the highest number in the overall respondents.

In addition to that, the education of the respondents is another important factor in the demographic characteristics of the respondents. Majority of them got western education especially those with higher education. This enlightenment can push them to move away from the congested city centre to the peri – urban areas.

If is also observed that the marital status of the respondents plays a vital role in the demographic characteristics of the respondents. Thus, those with marital status formed majority of the respondents, and this can serve as a means of moving out of the city for a better life style.

Family size is very important as far as demographic characteristics of the respondents is concerned. Their family size differ from one family to another. It is observed that most of the respondents have a high number of family size and only very few of them have low family size. Therefore the movement of the respondents to peri – urban areas could be attributed to the size of their family members.

Factors Influencing Peri-urban Encroachment

- i. To own a personal house: the focus group discussion conducted in the four study areas revealed that majority of the respondents moved to the peri-urban Kaduna in order to own a personal house. This could be only solution to the respondents. Therefore majority of the respondents looked for the ways to possess a personal house.
- ii. Low house rent: some of the respondents moved to peri-urban areas because of the low rent in the peri-urban areas. Skyrocketing price on house rent in the urban Kaduna pushed some respondents to migrate to the peri-urban areas, because their income is affected.
- iii. To have bigger family house: the relocation of some respondents is to own a bigger family house. The size of the family house increases and the houses cannot accommodate them, therefore, to accommodate their family size conveniently they have to move to the peri-urban areas. The discussion with the respondents revealed that the increase in the family has some implications on their livelihood.
- iv. To escape from urban congestion: the focus group discussion discovered that some respondents moved to the peri-urban areas in order to run away from the congestion in urban Kaduna. This is because the peri-urban areas are free from congestion, hence to have a convenient atmosphere is to move to the peri-urban areas.

To have access to farmlands: only very few of the respondents moved to peri-urban land for farming activities. The farmers from the urban city can only have a big land in the peri-urban area where they can farm successfully, focus group discussion discovered that the few farmers among the respondents moved out in order to have access to farm lands. However, their accessibility to farmland enhanced their productivity in the farm produce. However, movement to the peri – urban areas in Kaduna metropolis is caused by different factors. Because of the nature of our urban cities, some dwellers of the urban cities find it inevitable to cope with the urban cities. Certain problems in our urban cities such as urban congestion, high rate of house rent, difficulty in transportation among others push our urban dwellers to look for an alternative means of a favourable and conducive environment. This is why many of our peri – urban areas are hosting our urban dwellers. This study observed that the major factors that pushed people to peri – urban areas of Kaduna metropolis include to on a personal house which serves as the main factor among the other factors such as to have low house rent, to have bigger family house, to escape from urban congestion and to have access to farm lands.

Land Acquisition / Land Tenure in the Peri-urban Areas

From the focus group discussions with the respondents, the research discovered that respondents in the four study areas got their land in different ways:

- i. Land acquisition through gift: the study discovered that some respondents got their lands through gift from parents, brothers, friends or other relatives. For instance, out of 25 respondents in Nassarawa Rigasa 4 of the respondents got their land through gift. Majority of them got their through other means.
- ii. Land acquisition through inheritance: the respondents in the course of discussion testified that some of them acquired their land from inheritance. For instance in Hayin Na Iya/Malalin Gabas about 5 of the respondents got their land through inheritance: on the other hand majority of the respondents got their land through purchase.
- iii. Land acquisition through purchase: it is the most widely means of acquisition of land. It is revealed from the focus group discussion that in all the four study areas majority of the respondents acquired their land through purchase. For instance in Hayin Dan Bushiya about 20 of the respondents out of 25 respondents acquired their land through purchase.
- iv. Land acquisition through Government allocation: one of the means of land acquisition is through Government allocation, however in all the four study areas non of them got their land through allocation by the Government. Therefore, from the discussion with the respondents non of the respondents acquire land through government allocation in all of the four study areas.

However, this study aimed at the effects of peri-urban encroachment on land tenure, and from what has been discussed in this study, the respondents got their lands in the peri-urban areas of Kaduna metropolis in different ways. In most cases land acquired through inheritance or gift are not easily sold by the land owners. Such lands are inherited by children, grand children and great grand children. But as a result of peri-urban encroachment lands obtained through inheritance and gift are sold by the owners or fragmented by the land owners. Nevertheless, even the land acquired through purchase, with the increase in the land price such lands are fragmented and sold by the owners. Therefore, ownership of land either inheritance, gift or purchase can be affected by peri-urban encroachment.

Effects of Peri-Urbanization on Land Tenure

It is observed through discussion with the respondents that peri-urban encroachment affects land tenure system in the study area. Some of the effects could be positive while others could be negative.

- i. **Provision of employment:** The study revealed that employment is being provided to some respondents in the study areas. Some respondents involved in self employment like trading, land speculation, driving and mechanic work while some work with some other agencies or institution as labourers and some have surplus for other business activities in order to have the means of taking care of their family.
- ii. **Increase in income:** discussions with the respondents discovered that the income of the respondent increased which could be attributed to the increase in the economic activities in the peri-urban areas. Because of increase in economic activities some respondents sold out their farmland to engage themselves in some other economic

- activities. Because of the increase in the price of land which directly affect their ownership of land it allowed some of them to use the money for land speculation and other business.
- iii ***Change in the size of farmland:*** the incessant expansion of peri-urban areas affects farmlands. Many farm lands changed to residential or commercial use. This led many respondents to have reduction in the size of their farmlands.
 - iv ***Increase in land price:*** because of continuous increase in development of these areas, the price of land is continuously increasing. The land that could be purchased by the respondents in the previous years, have now become very expensive to own or purchase such land easily. For instance in Nasarawa Rigasa the land of 50m by 100m that could be sold at ₦15000 in 2002 is now increased to ₦400,000. In Hayin Dan Bushiya the plot of 100m by 50m that could be sold at ₦20,000 in 2004 is now increased to ₦900,000-1,000,000.
 - v ***Increase Economic activities:*** According to the responses gathered from the respondents, other economic activities have been introduced in the study areas. Certain economic activities that were not found in some years back are now very common in the study areas. For instance, in some places, shopping complex,, market centers and other business centers are being constructed which have effect on the land ownership.
 - vi ***Provision of social amenities:*** The provision of social amenities like road, schools, health centers among others affects land tenure system because it affects the size and ownership of land by the respondents despite its benefit to the peri-urban communities.
 - vii ***Landlessness:*** One of the major source of income in the peri-urban on areas is farming, where farmlands are being taken over by peri-urban encroachment many farmlands are lost by the farmers, even though some may have alternative land but others that could not are rendered and suffered into landlessness.
 - viii ***Water insecurity:*** Expansion of urban centres inform of peri-urban encroachment affects some respondents in their sources of water. This is because where boreholes are dug or where road constructions are made water bodies like rivers, wells or streams are affected. Thus, some respondents are affected by such developments.
 - ix ***Livelihood insecurity:*** Respondents livelihood have been affected due to loss of farmlands which serve as their main source of livelihood. It became very difficult for them to own bigger farmlands taken over by residential, commercial or industrial developments.
 - x ***Road or rail way construction:*** Road or rail construction caused some of people to have a reduction in their farmland. Some of them have completely lost their farm land as a result of road or rail construct. Even though some benefited because they have been compensated by the government and this allowed them to have bigger farm land but far away from their houses.

CONCLUSIONS AND RECOMMENDATIONS

The respondents whose age is between 61 – 70 years constitute the highest percentage of 60% in Dawn Quarter among all the four study areas. On the level of education of the respondents despite the variation those with higher education formed the highest percentage in Malalin Gabas. The family size of the respondents between 1 – 5 constitutes the highest percentage of 69%. The respondents that are married appeared to have the highest percentage of 94% in all the four study areas. This shows that there are a lot of variations in the demographic characteristics in the four study areas. In line with these differences government should make sound planning for peri – urban communities to address the variations in the demographic characteristics of the peri – urbanities.

Various factors have been raised for movement to the peri – urban areas. To own personal house, low house rent, to have bigger family house, to escape from urban congestion and to have access to farmlands are among the factors that pushed the respondents to the peri – urban areas in the four study areas. Because of these differences in the factors for the movement to peri – urban areas proper land administration should be employed and managed in our peri – urban areas.

The means of land acquisition or land tenure in the four study areas is through gift, inheritance, purchase and government allocation. Majority of the peri – urbanities got their land through purchase. Therefore, due to the problems of the insecurity of land tenure, policy makers should work towards improving land tenure system in our peri – urban areas.

However, this study discovered many effects of peri – urban encroachment on land tenure where some are positive and some are negative. Some of the positive effects include: provision of employment, increase in income, increase in the prices of land, increase in economic activities, provision of social amenities, road or railway construction, while the negative effects include water insecurity, landlessness, changes in the size of farmland, livelihood insecurity and increase in the price of land. Therefore, policy makers have a vital role to play especially in addressing water insecurity, livelihood insecurity and landlessness in our peri – urban areas. The peri-urbanities can also manage their available means of their sources of water at their local level.

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