

CULTURE AND LAND ADMINISTRATION IN AN INDUSTRIAL ENVIRONMENT; THE RESIDENTS' PERCEPTION. CASE STUDY OF WARRI REGION, NIGERIA.

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INTRODUCTION

- One of the arguments for concentrating economic activities in a pole is to induce higher level of development over a much wider area (Berry, 1969).
- This concentration has also been noted to have generated negative effect on social and cultural settings of people in the host communities by changing their traditions, increasing environmental pollution and altering cultural traits of the indigenes (Jessica, 1998).
- The study examined the socio cultural changes in Warri, Nigeria as caused by the location of petro-chemical and oil mining industries in the area.
- It identified and analysed methods of land ownership practiced by the people and the socio-cultural conflicts arising from these in the study area.

INDUSTRIAL LOCATION AND ITS SOCIO CULTURAL EFFECTS ON HUMAN ENVIRONMENT.

- Studies have revealed that industrial establishments within human environment produce both positive and negative impacts on host communities (Tracey and Tim, 1999; Jane 2001, Tac-II Lee, 2000; Daniela, 2004; Vidvutloshi (<http://www.unesco.org/csi/index.htm>)).
- Tracey and Tim (1999) and Jane (2001) both comment that influx of foreigners into a traditional society lead to erosion of local languages and turn indigenes to second class citizens.
- In the same vein, Grindley's (1997) work on tourism industries in Kenya reveals that tourism has exposed and weakened the significance of traditional believe of indigenes in Mount Eglon.

INDUSTRIAL LOCATION AND ITS SOCIO CULTURAL EFFECTS CONTINUED

- VidyutJoshi further argue that much agricultural land in the costal area of India has been sold or rented for ship breaking industries
- Study shows that Niger Delta region of Nigeria that produces oil which supplies over 85% of the country's external revenue is plagued by non-violent demonstrations, violent protests and intra communal wars over resource control.
- This has led to destruction of about 95% of their natural forest, joblessness for the indigenes, food scarcity, inflation, immoral living, spread of AIDS, loss of cultural and traditional values of the indigenes among others.

THE SOCIAL EXCHANGE THEORY

- This theory, according to Coser and Rosenberg (1969), Ekeh (1974) and Chadwick-Jones (1976) is perceived high and balanced when the impacts of exchange of resources between commercial or industrial establishments and residents of host communities are positive and enjoyed by the people.
- In the corollary, the existence of an organisation that generates negative impact without satisfactory rewards that could benefit the residents would attract resistance and conflicts from indigenes (Wright, 1984).
- Relevant in this theory as it affects the study area is that negative effect of oil industries in Warri, Nigeria outweigh accrued benefits in the host communities (Eno, 2005).

INDUSRTRIAL LOCATION IN WARRI AND THE CULTURAL SETTING OF THE PEOPLE.

- Warri is a port town, with a population of 300,720 people. It is located in the South Central part of Delta State, Nigeria.
- Major industries in the area are oil mining, oil servicing and petro-chemicals; and are concentrated around Koko, Ugborodo, Epuekeba and Efurun.
- Major tribes occupying Warri are the Ijaws and Urhobos.
- Land in Warri is communally owned in every ethnic group, with restrictions on certain areas for conservation as grooves, shrines and historical sites.
- Each communal land is transferred as family land by heritage after fragmented into parts.
- The change of land ownership to government by the 1978 Land Use Act generated conflicts on land in the area.

METHOD OF STUDY

- The study adopted cluster-sampling technique in counting of houses located within radii of 3 kilometres to the identified points where industries were concentrated.
- There were 1,205 houses in the six identified clusters. Ten percent of household heads (from 120 houses) in the six clusters were systematically selected and interviewed.
- Chi-squared (X^2) test and regression analysis were employed to show the degree of relationship existing between Land Use Act of 1978 and degree of conflicts occurrence on land, and the impact of industrial concentration on the lifestyle (social and cultural) of the people.
- Residents' Satisfaction Index (RSI) as reflected in Likert's (1961) scale was used to determine the impacts of industries on socio-cultural and economic variables that were directly related to land administration and management in the study area.

FINDINGS

- Findings showed that almost all the respondents (99.2%) were Christians, 64% of them being males; while 44% were married respondents. Eighty two percent of them migrated and settled in Warri within 1980 to the time of this study.
- Most (70%) of the respondents had post secondary education while about half (57.5%) of them engaged in white collar jobs, with 63% of them earning above two dollars per day (above 15,000 Naira per month).
- Study showed that 66.7% of the household heads indicated that they secured ownerships of land from indigenes through customary land tenure system

FINDINGS CONTINUED

- Study also revealed that 64.2% of the household heads procured their plots of land from private individuals while the rest 35.8% secured theirs both from the State government and individual families.
- In addition, 60.6% of the household heads agreed that they have experienced conflicts on land.
- Only 30.8% of the household heads wanted the Nigerian Land Use Act to be sustained.
- The RSI test revealed that the presence of industries had significant effects on socio-cultural variables relating to land than socio economic attributes on it in the study area.

FINDINGS CONTINUED

- Residents' opinions on future industrial location identified preparation of Environmental Impact Assessment (EIA), public participation and location of industries far from human environment in order of preference.

CONCLUSION AND RECOMMENDATIONS

- This study has revealed that balanced industrial planning transcends socio economic quest and mere physical development of human environment.
- Poor attention to culture and tradition by industrialists has negatively affected the culture and social life style of people in Warri Region, Nigeria.
- Customary land tenure system could be built into the Land Use Act by retaining some communal and individuals' rights to land in Warri, Nigeria.
- There is the need to harmonise contributions from policy makers, professionals in the fields of social and environmental sciences and public opinions at the inception of industrial location. This would aid balanced economic growth with social, cultural and physical developments of cities in developing nations.