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# Land Tenure System and Its Contribution to Infrastructural Development in Bui Division, North West Region of Cameroon

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**Abstract:** Land tenure is relevant to the community and it is a potential response setting the base for development around the globe. It establishes the relation between the population and development thus narrowing the interface between man and his surroundings. Faced with man's demand for land, improving techniques on land ownership and usage will savaged issues of land tenure in the study area. This will lead to improve productivity, profitability and sustainability of small land holders, likewise infrastructural development based on the background that this study. The aim of this study is to draw attention to the impact of land tenure system and population change on the development of Bui Division. This research is tailored to guide the local land owners on the adaptation to the limited space they are in position for both their agricultural as well as infrastructural activities. Themes studied in this work are interconnected with land tenure system, population change and its implications on the infrastructural development. This study is realized from information gathered from numerous sources. To better appreciate the objectives of this research, land tenure was investigated using the secondary and primary methods of data collection. Research findings revealed that land tenure contributes to infrastructural development within the study area. The study concluded that land tenure system should be greatly improved upon and harness development in Bui Division.

**Keywords:** Land Tenure, Dynamics, Population Change and Infrastructural Development

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## 1. Introduction

Theoretically, land ownership in villages in Bui Division is in the hands of traditional authorities, whereas in practice it is owned and managed by heads of families or lineages, and transferable to children or family members. Here the head of the lineage could attribute a portion or portions to family members to cultivate and henceforth their children could inherit it. Thus, access to land respects the hereditary principle as instituted by tradition [1]. The role of the traditional authority in Bui Division in view of land tenure system is more of a spiritual one. This has resulted to a low level of infrastructural development, due to the traditional orientation of the perception of development and the strong influence of the traditional authority. In fact, in this area, land is the collective property of the family or lineage under the control of a few men. It is interesting to note that most of these lands

remain undocumented customarily or legally, and this is sometimes due to the unwillingness of the people or the difficulty involved in getting grants and land titles, which in most cases lead to conflicts of ownership. This phenomenon is progressively gaining ground within the entire division.

## 2. Methodology

### 2.1. Research Design

This concept deals with a framework of research methods and techniques chosen by a researcher to carry out a study. This study used an exploratory survey based on a case study approach that investigated land tenure dynamics, population change and their effects on development. The study also used the primarily method to obtain first hand information in the field.

## **2.2. Accessible Population and Sample Size**

In this study, two basic sampling techniques were adopted for this study that is the simple random sampling and the stratified random sampling techniques. The main reason that led to this choice of technique was to ensure a complete representativeness of the target population and also to reduce the cost of administering questionnaires so as to maximize time. Stratified random sampling was also used because of time constraint as the researcher could not cover the entire study area. With the stratified random sampling, the study area was carved out into Sub Divisions.

## **2.3. Instruments of Data Collection**

A variety of methods have been gleaned in this research in the collection of both qualitative and quantitative data and information. The methods adopted facilitated the verification of findings while answering the research questions, attaining the main objectives of the study and testing the hypotheses.

## **2.4. Interviews**

The content of the interviews instrument raised questions patterning to the different land use techniques carried out in the study area. This was a vital instrument used to obtain first-hand information in the field.

## **2.5. Internet or Web Data**

Internet sources constituted a vital source of information for this study. The researcher was very careful with internet sources for not every information on the internet was useful. Only well referenced information published by known international, national and local institutions were selected for this study. The researcher made use of information having a direct with actors involved in land tenure. Web documents were further selected with copies downloaded and printed for proper study and analysis.

The internet sources permitted the acquisition of several articles published in scientific journals on land tenure all over the world. Vital information about land tenure in Africa: tenure ship, management, exploitation, challenges and opportunities were consulted.

## **2.6. Quantitative Methods**

Based on the objectives of this proposal, quantitative studies shall be required for the collection of data and the use of strict methodological procedures.

### **2.6.1. Questionnaire**

Questionnaire remained one of the major tools of a social scientist in carrying out research. It permitted the collection of both qualitative and quantitative data and information. In order to obtain the views of the respondents in this study, questions were framed with respect to the research objectives and in relation to each section of the work. The questionnaire survey method shall be used to ensure that the information collected fulfils the objectives of this study. This method

shall take into consideration the various actors involve in the process of land ownership both at the minute and the macro level.

### **2.6.2. Administration of Questionnaire**

The adopted certain approaches on the field in order to get the required data and information. The researcher and his field assistant directly contacted the respondents. The assistant who hail from the area uses the local dialect to introduce the researcher before the process of administration commence. The researcher trained the assistant who affiliated as a master's student from the University of Yaoundé I on techniques of observations that were peculiar to the topic. His acquaintances with some local phenomenon and tools facilitated the research process. However, the questionnaires filled by the assistant in the absence of the researcher were verified at the end of the day to make sure the questionnaires were filled correctly.

### **2.6.3. The Questionnaire Response Rate**

The field trip proper for the survey lasted more than three months during which the questionnaire was administered. It was during this period of time that the questionnaire was administered, some interviews conducted, field observations as well as Focus Group Discussions carried out.

## **2.7. Participant Observation**

Questionnaires, interviews and Focus Group Discussions were not the only reasons for the regular field surveys. Observation was an important research instrument exploited by the researcher. Taking of snap shots to demonstrate and valorized the findings accompanied the field observation process both in the communities and the different groups involved in land tenure management. The information collected through observation constituted of both qualitative and quantitative. These actions shall be blended with informal interviews, where questions shall be asked and answered in the process.

## **2.8. Documentary Research**

The researcher consulted a variety of libraries to gather valuable information for the study. A greater proportion of published and unpublished works were consulted from the faculty library of the University of Yaoundé I. Many unpublished dissertations and thesis related to land tenure system were consulted in this library. Basic information about the communities of the study area was also gotten from dissertations and thesis. Much about the land tenure systems of Cameroon in general and the North West Region in particular came from these libraries [2]. The libraries provided partial literature concerning the different land tenure systems existing in Cameroon in general and Bui Division to be specific. The consultation of unpublished dissertations and thesis complemented information on the choice of the research topic as well as the contextualization of the topic. Within this framework, general libraries shall include; the main library in the University of Bamenda and

the library in the University of Dschang. Private libraries like that of the Catholic University (CATU) will also be visited for valuable information.

### 2.9. Council Documentary Research

In the quest for valuable information concerning land tenure, population change and infrastructural development, council libraries shall be of great importance. In this light, Council Development Plans (CDP) shall be consulted. Libraries in four of the Sub-Divisions shall be consulted. These council libraries shall include those of Jakiri, Nkum, Oku, and the Kumbo urban council.

### 2.10. Focus Group Discussion

The views gathered by this researcher through the use of interviews were complemented by Focus Group Discussions. The focus groups were organized with about 5 to 25 people depending on the objective. This tool was pertinent for it enable the research team to sample the opinions of a group of people concerning the land tenure systems in the study area.

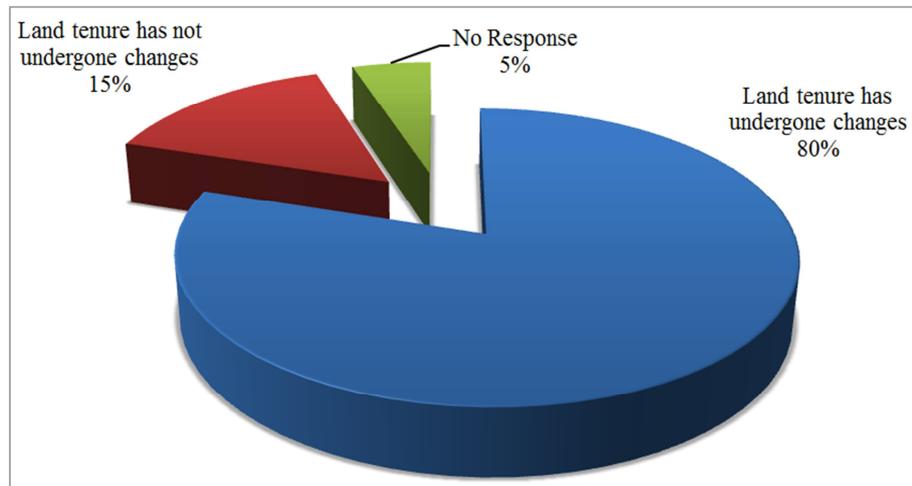
## 3. Results

### 3.1. Population Growth

From the table above, population growth constitutes 65%

causes of the land tenure flexibility in our area of focus Bui. This analysis was gotten from the exploitation of our research questions administered to the indigenes of Bui Division as a whole. Following the data analysis, it was clear that the population growth is the major factor behind this rapid change in the land tenure system. The increase in the number of people calls for an increase in the demand and usage of land in Bui. We should note that from human creation land has ever remained a key for development. The population of Bui has witnessed a rapid growth since independent in the 60s. This positive change in the population has steadily led to a change in the land tenure system, gradually changing from the old traditional system control by the traditional authority to the modern system commanded by the modern authorities. The former land tenure system (traditional) was characterized with simple modalities on how to become a land owner [3]. These modalities included begging, gift as well as inheritance from your father, likewise mothers with the situation of the female sex in the localities of Bui Division. A native, friend or relatives could be offered land by the family heads simply as a gift and the individual immediately becomes a land owner.

From the responses received in the field with regards to population, more than seventy percent of those interviewed acknowledged the fact that land tenure system has undergone changes. Figure 1 gives an illustration of the field findings.



Source: Field work July 2019

**Figure 1.** Land tenure has under gone changes in Bui Division.

From figure 1, 15% of the responses refuted the fact that there are changes in the land tenure of Bui, while 80% of the respondents acknowledged the fact that land tenure has undergone changes. The rest of the 5% of the sample population interviewed remained neutral as of the fact whether the land tenure has undergone changes or not the largest portion represented in blue colour indicates the responses confirming that the land tenure has undergone changes in Bui Division. These dynamics in land tenure system in Bui has been caused by the following.

**Table 1.** Causes of land tenure dynamics in Bui Division.

Causes	Percentage
Population growth	65
Migration (Immigration and Emigration)	20
Others (government intervention and tradition etc)	15

Source: Fieldwork 2019

The rapid changes witness in the land tenure system of Bui is due to the above-mentioned factors amongst many others. Taking into consideration the population growth of Bui since

independent the land has changed from simply begged, gift or inheritance to a monetary oriented [4]. As the population keep growing money has come in to command the pattern of owning land in Bui. Note should be taken that sharing family landed property has witnessed a lot of failures as of the past especially in most polygamous homes having a good number of male children. In most cases where they attempt sharing the landed property, witchcraft comes in to play. Thus as a solution to this, most male children sort to buy their lands so as to avoid family issues [5]. They buy this land not necessary in their communities even out up their communities as well as different divisions and likewise different regions. They buy their Lands, get the land titles and assume legal rights to their land as they develop them. All this is as a result of rapid population growth that Bui has witnessed since the 60s. However, money replacing the old local ways of getting landed property has solved so many family worries in Bui. From our informants in the field, more than 80% cited family issues like, family separation, rampant killings, witchcraft practices etc simply due to conflicts over family land.

Due to this population growth witnessed in Bui, land became a scarce factor of development and thus many families separated as conflicts over land ownership started rising. Here, brothers of the family who sees themselves at risk simply abandon the family never to return. Some travel out up the village to far distances buy their land there and settled there forever. In this light any child for himself never counting on the family property forever. While in the field we had cases in Banso who left Oku, Djottin in Noni settled in Kumbo and vice versa. Today, some of those inhabitants who abandoned their village and settled in the neighbouring communities are known to be doing very well in such areas more than how they could have been living if settled in their family land<sup>1</sup>. Such settlements end up bringing family separations in Bui because of land issues.

Secondly, another problem in the families of Bui in relation to land property is rampant killings witnessed there amongst family members. In many cases it goes with open confrontation amongst them leading to the death of the weak family members. All this due to the fast increase in the family members in the recent time. Following information from our field findings, the killings does not only comes from open confrontations but there are still under ground fighting which goes with witchcraft manifestations leading to the elimination of many family members in the dark and some again in a mystical ways, in this light many of our informants testify many will automatically die without any illness, others die through accidents, while others fall sick and never gets treated and some become mad for live just due to land issues amongst the population of Bui. In the same direction we were informed that poisoning is another tool many used in the course of fighting over land ownership. Some poison their brothers through drinks and food. Thus all these problems coming up today is as a result of the

population growth without an increase in the supply of land.

### ***3.2. Different Ways Institutions Promote Development in Bui Division***

Figure four predicts the various ways through which the institutions have promoted development in Bui Division. These ways include, obtaining land title, this will guarantee housing construction, agricultural exploitation, ease land selling, reduction of land conflicts etc. All these put together have guaranteed the development of Bui Division.

### ***3.3. How to Obtain Land Title***

The issue of modern land tenure comes with the phenomenon of land title, unlike the traditional land tenure that depends on its customs. A land title is a legal document or paper given to you by the administration in respect to an ownership of a piece of land of your choice. From our field investigations, 20% of our sample population acknowledged the fact that land title guarantees an effective used of land in Bui division. It is therefore a document issued in respect to some or certain conditions;

- 1) In respect to age, you must be forty years and above before you are issue a land title.
- 2) Before a land title is issued, customary report must be put in place first. Here the auxiliary or the tradition administration must file in their report acknowledging the applicant qualify to be the owner of the piece of land in question. Their report tells the administration that the applicant has fulfil all the necessary conditions require, without which the application will be turn down.
- 3) The applicant must have paid the customarily dues to the traditional authorities in question.
- 4) The size of the land must be stated in your application confirmed by the traditional report.
- 5) There must be a report from the divisional delegation of land tenure with the measurements the size of the plot in question.
- 6) A report from the sub divisional officer (D.O) must accompany the file or be inclusive.
- 7) A geographical location of the plot in the process of land title, furnished by a commission from the divisional delegation of land tenure.

When all the above papers put together the file is forwarded to the regional delegation of land tenure and state property, for transmission.

### ***3.4. Landscape and Agricultural Domains in Bui Division***

Agriculture deals with long and short terms crops cultivation as well as cattle rearing, following the responses we got from our study population. In this light, the influenced of the land title differs depending on the duration of crops to be planted on a given piece of land. In respect to this response, the short-term crop cultivation does not depend so much on land title. This includes the cultivation of maize, beans, potatoes, cabbages and tomatoes. The explanation gotten from these respondents in respect to this was that the

<sup>1</sup>From an interview with the Senior Divisional Officer for Bui 2020

short-term crops like those mentioned above are mostly seasonal. In this case anyone can beg or rent a piece of land

for a given season mainly to invest on one or more of the above mentioned crops.

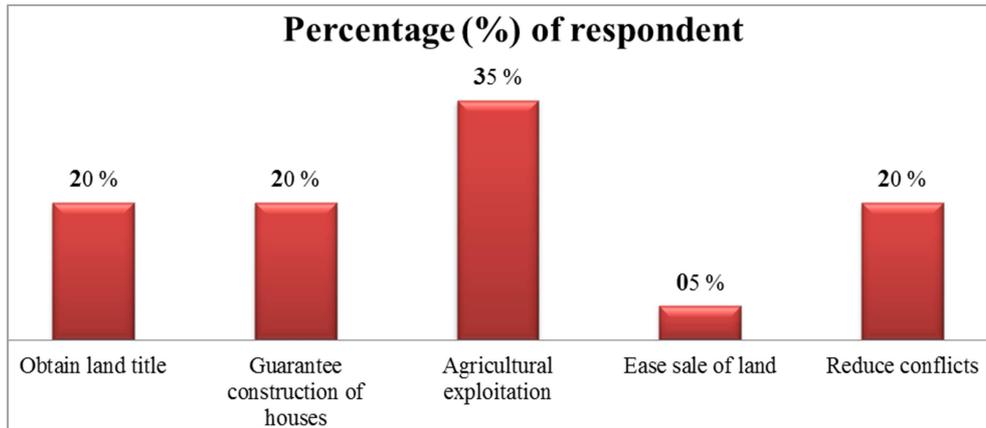
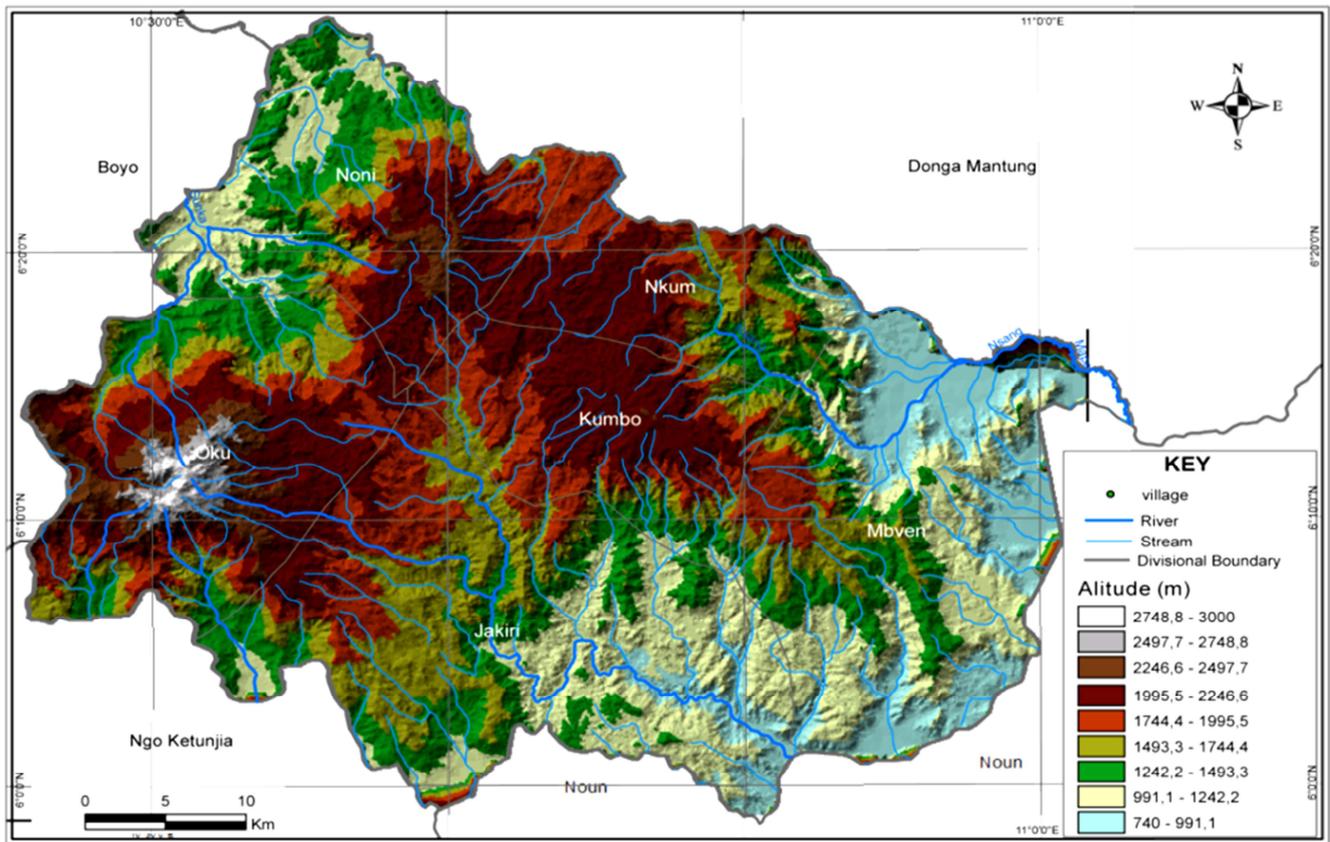


Figure 2. Different ways institutions promote development.



Source: Landsat image 2020

Figure 3. Shows Landscape in Bui Division and Domains Suitable For Agricultural Exploitation.

Agricultural land gotten for seasonal investments is always backed by an agreement or a host conditions to protect the interest of both parties especially on rent agreement. Some these conditions include;

- 1) The payment either in kind or cash be respected by the tenant and make sure the payment is done within the time frame agreed upon.
- 2) The size of the land mentioned in the agreement should be duly respected by the landlord and the tenant. They

should ensure that the size of the land given is equal to the size stated in the agreement.

- 3) That the farmer should endeavour to respect the limits stated or shown in the agreement.
- 4) The landlord should own up to protect the interest of the tenant in case of insecurity if any.

In case of any disrespect to the conditions agreed upon, the two parties come back to the drawing board for corrections.

**3.5. Population Growth and Land Tenure System**

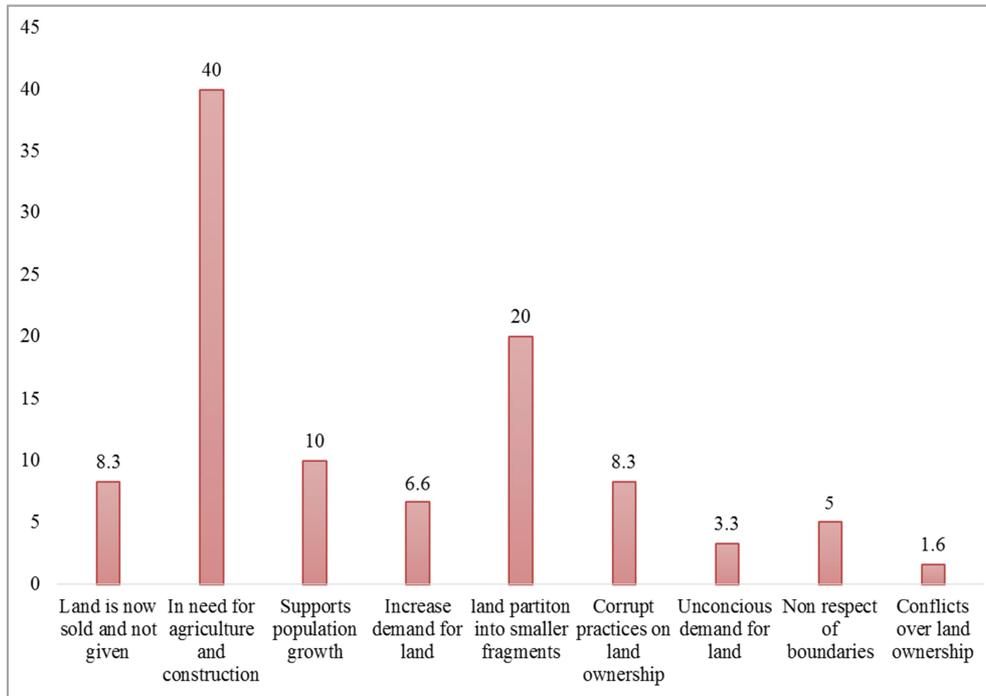
From investigation, the following information was obtained from our respondents. This information was classified into direct and indirect influence with respect to

factors affecting land tenure system in the study area [6]. The table below indicates the detail results of the findings as concerns the relationship between the population growth and the land tenure system in Bui division.

*Table 2. Population growth and influence on land tenure system in Bui Division.*

Influence of Population Growth	Domain	Number of respondents	Percentage of respondents
Direct Influence	Land is now sold and not given	25	08.3
	In need for agriculture and construction	120	40
	Supports population growth	30	10
	Increase demand for land	20	06.6
	Land partition in to smaller fragment	60	20
Indirect Influence	Corrupt practices on land ownership	25	08.3
	Unconscious demand for land	10	03.3
	Non respect of boundaries	15	05.0
	Conflicts over land ownership	05	01.6
Total		300	100

Source: Fieldwork 2019



*Figure 4. Population growth and influence on land tenure system in Bui Division.*

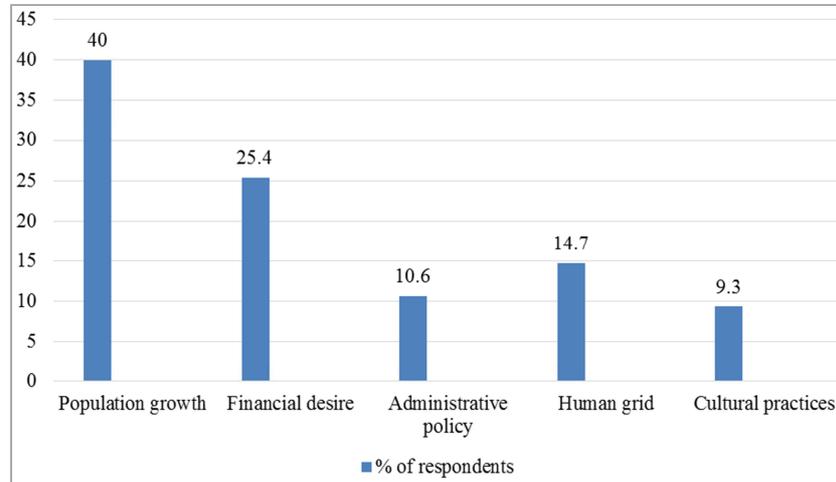
**4. The Influence of Population Growth on Land Fragmentation in Bui Division**

From the field findings to know whether the partition of land into smaller fragments in Bui is as a result of rapid population growth, our respondents still in the same direction gave their diverse views. Some refuted allegation while others confirmed that it is the direct influence of the population changes which has led to this land fragmentation in Bui. In analysing the field findings, it was realized that, 120 respondents acknowledge the fact that the population growth has gotten a direct influence in land partition in our

area of study. In their direction of reasoning, they lamented, that land in the past was virtually a free gift of nature and any family member, friend, relative could have it or dash it out to a needy brother or sister. Thus, the size of the land was never measured judiciously, here the only measurement strategy was the individual strength, how resistant or strong you were to carry on the task of occupying a farm or building land. These respondents indicated to us that welcoming a stranger in some of the hospitable villages of Bui were so comfortably welcomed [7]. All these, was thanks to the available land they could secure for their personal use. In respect to this, some of these villages in Bui got into the point of looking for population and from our respondent, it became competitive. So villagers offer land to strangers just to settle and add their population.

From the 120 respondents, they scored 40% of the total results proving that the rest of the 80% results refuted on our findings on the issue of land fragmentation influenced by the population growth. Here the 60% didn't see the only cause of land fragmentation in Bui to be based on the influence of

population growth solely. They got in many points like the financial needs, administration and human grid. To them, if all these acts are avoided then the issue of sharing family land to family members shouldn't have portray so many shortcomings in our area of study.



Source: Field work 2021

**Figure 5.** 12 Factors of land fragmentation in Bui Division.

From the figure, there are clear indications that land fragmentation has been caused by a series of factors. These factors have influence in the land fragmentation in different magnitudes, as illustrated with the responses gotten from the field. In line with this, 120 respondents from the sample population answered yes scoring 40% of the total results, confirming that it's the population that is responsible for the land fragmentation in Bui Division. To them the rapid population growth and their needs for land has been the major cause of this scenario in the land tenure system of Bui.

As of the financial desire, 76 respondents acknowledged the fact that the land fragmentation in the study area is not just caused by the population growth but by the financial desire by the inhabitants. This population registered 25.4% of the total results from the field supporting the view point that land fragmentation hasn't been caused by the population alone but also the responsibility of the individual land owner's zeal for money. This financial ambitions have led to the numerous fragmentation of land geared for commercial purposes. Thus the absence of financial zeal should have reduced land fragmentation in the area in question.

#### **4.1. The Non-Respect of Boundaries in Bui Division**

The surface area of Bui, depicts a unify land from a physical observation. An individual can't stand from a physical point of view and tell the world that this is where Sub division A or B separates from each other in a plain land surface, nor neither villages and private lands. Here the topographical location or some geographical features like mountains, valleys, water bodies and lowlands can help mere observer to depict land boundaries in some of the cases. But note should be taken that such observations doesn't comes out with real land situation in

nowadays. In order to come out with the real situation we need all the instruments in place to determine what it takes to have a boundary with a neighbouring community or an individual [7]. However, the topographical nature of a given geographical location can also be used as boundaries after installing some physical objects or simple respecting the natural after a deep study. Thus, our field studies furnish us with information on both artificial and natural boundaries existing in our area of study. But our concern here was how far the boundaries are being respected.

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**4.3. Dynamic Factors Influencing Land Tenure in Bui Division**

From our findings in Bui Division we realized that the Bui land tenure system is not static but rather dynamic. When we followed the history of the land tenure system of Bui since its creation, we realized that many changes have occurred. With these changes in question we still noticed that the actors of land tenure system of Bui adapted to the changes without much difficulties. In this light, the population of the study area in question has been creating acquaintances with the changes in place with little or no difficulties following our findings. However, despite these changes the traditional authorities in charge of land tenure management in place has also been adapting to the new land tenure system though with all the challenges faced [8]. The most essentials of these factors were population growth and the cultural practices. Table 3 has detail analysis on the dynamic factors we took to the field.

*Table 3. Analysis on dynamic factors of land tenure in Bui Division.*

Dynamic factor of land tenure	Percentage (%) of respondents
Population growth	75
Cultural practices	20
Others (government institutions)	05
	100

Source: Fieldwork 2019

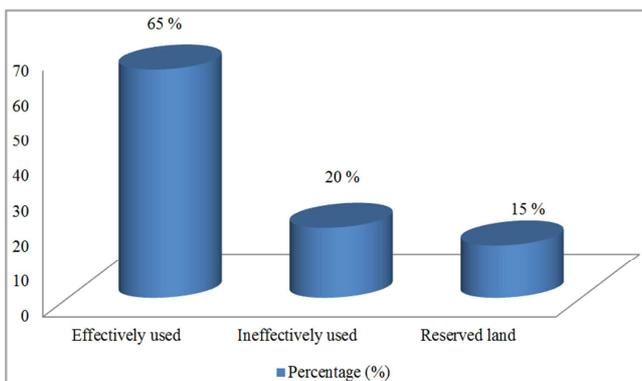
**4.4. The Percentage of Individual Land Under Usage**

During our findings on land ownership in Bui, we came to realized that, the race to have land is not the same as the usage rate. In this light, we discovered that many got these plots for reservations and not for immediate used, some of the lands are ineffectively used while some of the places are effectively used by the occupants [9]. The table and the figure below illustrate this phenomenon prevailing in Bui on the domain of land tenure.

*Table 4. The percentage of individual land under usage.*

Individual land	Percentage (%)
Effectively used	65
Ineffectively used	20
Reserved land	15

Source: Fieldwork 2019



**Figure 6.** The percentage of individual land under usage.

From our analysis we came up with the table above indicating the percentages of individual lands under usage, analysis from data collection indicates that 65% of individual land is under effective used, while 20% of these lands is ineffectively used by the individual owners. Lastly, 15% of these lands has just been gotten and kept as side for reserved.

**4.5. The Percentage of Individual Land Under Effective Used in Bui Division**

The 65% of the individual lands put into effective usage involves both agricultural land as well as construction lands. With this, many of our respondents openly declared to us that these individuals having their effectively used are those with smaller sizes of land. In line with this, they were very categorical that most of these users are those who have bought or benefit from family land fragmented to all sons and daughters. This sharing may involve a small land size or limited land with so many children longing for, thus the sharing will results to smaller sizes of plots attributed to each use [10]. These land owners with plots limited in sizes especially from always endeavor to put their own portions under usage. Some of them always do to avoid others from entering their own sections. They all are aware that any family member for one or two might get into it and sell or used it claiming that it's family land not under usage or abandoned. The family head can still attribute such unused portion to another family member with excuses that the initial has abandoned it. Thus the effective used of these lands has been caused by some of the above reasons [11].

**4.6. Percentage of the Individual Lands Reserved in Bui Division**

Finally, our findings on the percentage of individual lands under usage, we came to realized that 15% of these lands was neither effectively used nor ineffectively used but rather it's reserved land by the individuals. In this case, we came to realized that many land owners are involved in it but the sizes and reasons differ. Some of the land owners will reserve for their future construction, some reserved farm lands to regain fertility after using such places for some times while some reserved mainly for sale. After having this information from our respondents, we understood that these reserve lands is still coming from the landlords who are having more than enough land that they can't use all at once. They turn to farm on some portion or construct on some while reserving the rest for any future used. In this respect, we still deduced mostly dealers in landed property to be the key persons behind reserved lands following responses from our interviewers. These are the class of people that some they are having enough money which enables them to buy more lands for prosper to sell them at very high prices in the days ahead. The duration before seeing a customer or customers that can buy is undetermined, thus the place can stay as long it can until some who is financially viable shall come for it. However,

in an interview with some of these land dealers on while reserved land for all that too long, they were very clear in their response, land gains value as days goes by [12]. The value of land here goes up or increases in terms of prices and until the price goes up they will not sell it.

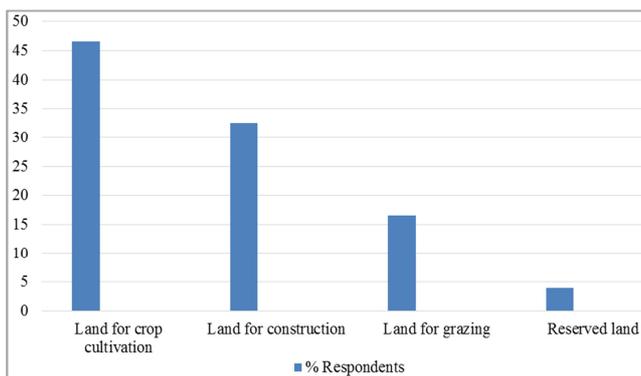
#### 4.7. The Proportion of Land Usage in Bui Division

After looking so keenly on the percentage of individual land under usage, we proceeded to verify on the general situation of the land under usage in Bui. In respect to this we had to follow the responses from our respondents, which gave us the following results as seen in the table below. These responses took into consideration land used for the various purposes or domains as seen in the table below.

*Table 5. Proportion of land usage in Bui Division.*

Land uses	Number of respondents	Percentage (%) of respondents
Land for crop cultivation	140	46.6
Land for construction	98	32.60
Land for grazing	50	16.6
Reserved land	12	04
Total	300	100

Source: Fieldwork 2019



Source: Field work 2022

*Figure 7. 14 Proportion of land usage in Bui Division.*

#### 4.8. Land Used For Crop Cultivation in Bui

From the analytical table above, the number of respondents determines the percentage of land used for a particular purpose. With this, when we went finding the proportion of land used

for crop cultivation, we got 140 respondents who represented 46.6% of our total respondents. This is an indication that Bui is still blessed with a good proportion of land used for the cultivation of crops. This land geared for crop cultivation is mostly found at the periphery, although some isolated portions are seen under crop cultivation within the towns of our study area, such are lands pending construction [13]. The type of agricultural activities identify here by our respondents is crop cultivation. When we traced the types of crops cultivated by the indigenes of Bui we realized that maize, beans, potatoes and vegetables are the main crops the population is cultivating. Finding out why the agricultural land is largely occupied by the cultivation of the above crops, we discovered that it is because there mainly for their home consumption first before the remnants that is being taken to the market. The primordial reason for the cultivation of the above crops was first and famous for home consumption. It is only of recent, that the cultivation of potatoes, beans and some vegetables that has been oriented for commercial purpose as our respondents informed us. Although maize is being sold but it's at unnoticed rates, the quantity sent to the market is really insignificant as compare to the other three crops which at one point some farms are set aside mainly for cultivation and commercialization of potatoes, beans and vegetables [14]. Thus in Bui the proportion of land destined for crop cultivation is larger than land destined for any other activities, reason being that there are cultivated for both consumption and commercial purposes.

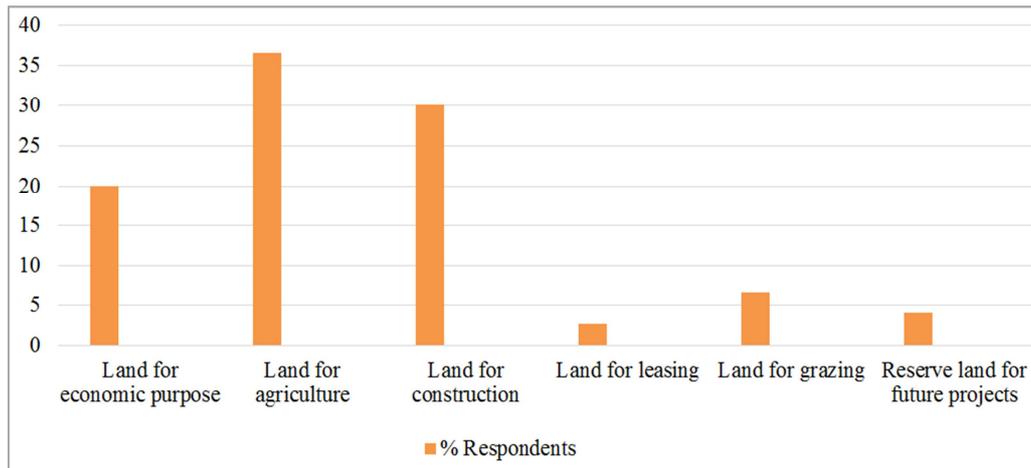
## 5. The Contributions of Individual Land Tenure to the Development of Bui Division

After checking on the reasons in the increase of social problems in Bui as a result of land tenure, the next was verifying the contributions of individual land tenure to the development of Bui Division [15]. In our process of data collection in the field, our respondents show clear prove to us that the individual land tenure had a hand full of ways through which they are contributing to the development of Bui [16]. The analytical table below has put together the various ways through which these individuals has contributed to the development of Bui division.

*Table 6. Contributions of individual land tenure to development of Bui Division.*

Domains of land contribution	Number of respondents	Percentage (%) of respondents
Land for economic purpose	60	20
Land for agriculture	110	36.6
Land for construction	90	30
Land for leasing	08	02.6
Land for grazing	20	06.6
Reserve land for future projects	12	04
Total	300	100

Source: Fieldwork 2021



Source: Fieldwork 2021

**Figure 8.** Contributions of individual land tenure to development of Bui Division.

## 6. Conclusion

Land is a key issue which directly affects the lives and survival of a cross section of the natives of Bui Division. This research focused on land management and its direct impacts on the livelihoods of the indigenes. Proper land management resolves conflicts and improves on the livelihoods of the population. Land is a key issue which directly affects the lives and survival of a cross section of the natives of Bui Division [17]. Research results revealed that land management and its direct impacts on the livelihoods of the indigene is correlation. Proper land management resolves conflicts and improves on the livelihoods of the population [18].

## Conflicts of Interest

The authors declare no conflicts of interest.

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