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**THE CUSTOMARY LAND TENURE SYSTEM IN MY LOCALITY**

For the purpose of this paper, I would be writing on Agbarho in Ugehlli North Local Government Area, Delta State. In this community, a communal land tenure system is practiced. For clarity, I would be discussing the various key points as sub headings.

CREATION

Communal land in my locality is created basically with the community, i.e there is no singular act which is the premise for the creation of communal land in my locality. They are lands which were founded alongside the community, i.e from the dawn of time they have been in the community and belong to no singular individual but the agbarho community as a whole.

OWNERSHIP

Tenure in Agbarho is regulated by customary law and has its roots in the traditional conception of land as a sacred institution given by God for the sustenance of all the members of the community. Since the view is that the living merely hold land as a kind of ancestral trust for the benefit of themselves and generations yet unborn, it is inconceivable for any individual from the Agbarho community to claim ownership of the land and any part thereof or to sell it. That is to say no one individual owns lands but rather it is a collective ownership of the land by present and future generations of members of the community.

MANAGEMENT

The communal land tenure in Agbarho kingdom sort of creates a trustee relationship in the sense that the osuvie of Agbarho who is the traditional ruler of Agabrho kingdom manages the trust property which is the land and deals with it in a manner that would be most beneficial to the members of the Agbarho community who are the beneficiaries, of which the king himself is part of. So in essence, mamnagement of the communal land is in the hands of the Osuvie of Agbarho, whoever he may be. To manage the land, and deal with it in the best way possible to benefit the members of the community. It is noteworthy that he is not allowed to sell it.

DETERMINATION

Since the communal land according to the traditional laws of the land is a gift that passes from generation to generation of members of the community. The only plausible way, in my opinion to end a communal land tenure system is by an amendment of laws..,

Conclusively, the communal land tenure system has its advantages and disadvantages, as it limits productivity of the land, in the sense that companies would find it hard to exploit some of these lands to their full potential if they are not members of the community but the system preserves the sacredness of land. It protects the land as an emblem of the particular society it is attached to, in this case, the Agbarho community