NAME: IJIDELE OYINDAMOLA ENIOLA

MATRIC NO: 16/LAW01/105

LEVEL: 400L

COLLEGE: LAW

LECTURER: PROFESSOR ADEWALE TAIWO

 ASSIGNMENT

 The customary land tenure system in Ebute Igbooro ,yewa north, ogun state is traditionally based on communal land such that land belongs to all community members including those living now, those yet unborn and many more generations to come. The community head is the sole administrator and trustee of the land and whosoever wants to use it seeks his consent.

 Also, overtime the customary land tenure system in Ebute Igbooro started embracing household rights to land and once land is allocated by the community head to a member of the lineage, the land remains permanently within the family.

 The ownership of the land tenure system in Ebute Igbooro is now vested in the family, in which the individual member or a particular member of a family cannot lay a separate claim to the family land. However, a member of a family can renovate the whole or part of the land with the consent of the family head, likewise he can also bring an action on behalf of others when another person lay claim to the land.

 The family head also known as Olori Ebi and some other member with the knowledge of the whole family can transfer the land the title to the land any person who want to purchase the land, if just one member sells the land without the knowledge of the other members it will be void and also if the family head sells the land without informing others it will be void.

 The family property or land in Ebute Igbooro come into existence when the father of the house dies and made a declaration under his will that the land be given to his children or heirs and most times the father dies without a will and the family hijack land and property and is being made a family land with the Olori ebi as custodian, and sometimes a member of the family purchase a land and give the land to the family.

 The family head who is the custodian has the power and right of ownership of family land and also the management of the property as the trustee, the family head is also saddled with the responsibility of protecting the land from others who might want to lay claim and also ensure that the land is in good state. He allocate some part of the land to any member of the family to be in possession and likewise anyone who want to rent any part of the land, and also transfer a good title to any person who want to make a purchase of the land.

 The family head is always the oldest member of the family and not just any member of the family because it is believed that they have more experience that the younger member of the family. They have the power to direct the affairs of the family property, and he must not use the land for his personal advantage or have a secret sale of the land without the knowledge of others, by doing so, he will be removed and a new family head will be elected by the members of the family.

 The family property in Ebute Igbooro is determined by selling the land by the family head and some members with the full consent of the other members of the family to another person with good title to the land but if it is done by a member of the family without the consent of the family head or other members of the family the transaction will be void. And when the property is sold, they share the money realized accordingly.

 The family property is also be shared among the family when there is rivalry among the members, they share each members portion equally to avoid future issues among them and each member become the absolute owner of the part of their share of the family land and this is done by the whole family’s consent and agreement and a member cannot come in the future to say otherwise.

 In conclusion, the customary land tenure system in Ebute Igbooro community was formally based on communal land tenure system because most of the members were immigrants from other west African countries and some others from Nigeria. And because their main occupation was farming, there was the need to allocate a parcel of the communal land to each family head in order for the land to remain in the family.