



iJRASET

International Journal For Research in
Applied Science and Engineering Technology



INTERNATIONAL JOURNAL FOR RESEARCH

IN APPLIED SCIENCE & ENGINEERING TECHNOLOGY

Volume: 14 **Issue:** IX **Month of publication:** September 2026

DOI: <https://doi.org/10.22214/ijraset.2026.84682>

www.ijraset.com

Call: ☎ 08813907089

E-mail ID: ijraset@gmail.com

Examining Effectiveness of Strategies used by Traditional Chiefs in Land Resource Conflict Resolutions: A Case Study Mungule Chieftdom

Elijah Miyemba¹, Dr. Kelvin Chibomba²

Development Studies, Information and Communication University, Lusaka, Zambia

Abstract: The Ministry of lands together with Ministry of local Government and Housing have employed various strategies to control the situation such as; the introduction of the land's tribunal, the use of local authorities in dispute resolution cases and various revised Acts of the constitution. Despite all the provisions of the 1995 Lands Act and all other efforts, land disputes have continued to happen as people continue to remain homeless and experience arbitrary land displacements following excessive bureaucracy and rigid conformity to formal rules resulting in underdevelopment. In this case, the target population of the study are traditional leaders in Mungule. According to Adam and Kamuzora, (2018) "a sample refers to a number of people or things taken from a large group and used in tests to provide information about the group." The sample included 100 traditional leaders. In order for the researcher to reduce the amount of data needed by considering only data from a sub group rather than all possible cases or elements, it is imperative that the researcher uses sampling techniques that provide a range of methods in collecting the needed. Accordingly, this study used simple random sampling technique to obtain the sample. Simple random sampling technique was used to randomly sample the traditional leaders. Each farmer was assigned a unique number, and the numbers were placed in a container (a fish bowl) and thoroughly mixed. The cross-tabulation results demonstrate a strong association between awareness of administrative land use strategies and the perception that these strategies have reduced land disputes in Mungule chieftdom. Among respondents who were aware of the local authority's strategies, 86.8% (33 out of 38) confirmed that the strategies had effectively reduced land disputes. In contrast, 100% (12 out of 12) of those not aware of the strategies indicated that the strategies had not reduced disputes. Chi-square test results in Table 5.4 support the statistical significance of this association. The Pearson Chi-Square value of 30.650 with 1 degree of freedom yielded a p-value of .000 of Perceived quality of implementation of land use strategies. The crosstabulation analysis shows a noticeable trend linking the perceived quality of land use strategy implementation to levels of satisfaction with the authority's interventions. Among respondents who rated the implementation quality as Good, 58.3% were satisfied and 41.7% were Neutral. Of those who viewed the implementation as Excellent, 71.4% were Very Satisfied while 28.6% were satisfied. Conversely, 100% of respondents who perceived the implementation as Very Poor or Poor reported being Not Satisfied or only Slightly Satisfied. No satisfaction was expressed among those who viewed the implementation as Poor or Very Poor. The Pearson Chi-Square value ($\chi^2 = 92.948$, $df = 16$, $p < 0.001$) reveals a statistically significant association between the perceived quality of land use strategy implementation and satisfaction with authority interventions.

Keywords: Leadership, Land Disputes, Land Use Strategies, Traditional Leaders, Land Policy Implementation, Dispute Resolution, Land Management, Stakeholder Perception.

I. INTRODUCTION

A. Background

Land conflicts is an issue that has been bewildering nations for centuries. LeGrand, Isschot, & Riaño-Alcalá (2017:260-261) states that "Countries and communities have been embroiled in land conflicts that are impacting on peaceful coexistence." As for Columbia, it was reported that "Colombians continue to experience extreme inequality in terms of land and income insecurity, linked to pervasive practices of dispossession, and tensions between peasants and cattle ranchers and, in more recent years, mining corporations and agribusinesses. The central government has displayed a bias against small producers in its development plans and policies, favoring large landowners." In Southeast Asian, Almeida & Wassel (2016, pp. 8-10) reported that "Land-related conflict and dispossession are two dormant giants threatening security and stability in Timor-Leste". At the time of independence, the new Timorese government had to face a multitude of land-related challenges that resulted from the difficult post-colonial and post-

conflict history of the country. Drawing on Land Governance Assessment Framework (LGAF), scholars such as Deininger, Hilhorst and Songwe (2014: 86) conducted a comparative study in ten African countries showing that “although the importance of land governance for Africa’s agricultural and broader development has long been acknowledged, the extent to which it was reflected in country strategies, addressed effectively by specific programs, or monitored over time was limited.” Meanwhile, other studies have shown that existing structures of authority have not been able to meaningfully “define [...] who belongs, or who claims to belong, to these territories” (Rutherford 2017: 235). This is particularly true because, as Nuhu (2019: 1) reminds us, land governance in Africa’s peri-urban is “shaped by divergent or complimentary roles of actors emanating from their authority, power and interest which create a complex relationship affecting land governance process.” This is attributed to the proliferation of third-party actors who increasingly challenge the monopoly of state over land governance, (Gwaleba and Masum 2018).

The Lands Act of 1995, chapter 184 of the laws of Zambia highlights the constitutional right of every eligible person to own land and to an environment that does not contribute negatively to his or her development as long as they follow specific guidelines. The 1995 Lands Act vests all land in the President for and on behalf of all the Zambian people. It provides that land may be administered under a two-tenure system: statutory and customary tenure. While statutory land is administered in accordance with written laws by government officials, customary land is administered by traditional authorities based on unwritten and localized customary laws, (Zambia Land Alliance: 2008). It is normally said that all development starts with land. As such land management and administration should be well planned and integrated to be meaningful to the people without too much bureaucracy and rigid conformity to formal rules resulting in underdevelopment. This clearly shows that existing laws on land management have failed and thus need to be amended in order to provide protection mechanisms to reduce the occurrence of land disputes. As such, this research is of key importance as it looks closely at the management of land disputes in Zambia and their implications on development.

B. General objectives

The study aims at examining effectiveness of strategies used by traditional chiefs in land resource conflict resolutions. This is a case study of Mungule Chiefdom in Chibombo District in Central Zambia.

C. Specific objectives

- I. To establish the major players in management of land disputes.
- II. To determine the causes of land disputes.
- III. To identify types of strategies used by traditional chiefs in land resource conflict resolutions.
- IV. To ascertain the effectiveness of administrative land use strategies that have been employed by the local authority in reducing land disputes in Mungule chiefdom.

D. Theoretical Framework

The theory of access proposed by Ribot and Peluso (2003) holds that conflict is best understood when analyzed from a broad perspective that encompasses all the institutions, socio-political relations and discursive strategies that determine the criterion for distribution of resources, (Myers and Hansen (2019). Combining the geographical, sociological and anthropological concepts around a conflict will help stakeholders get a better understanding of how a conflict has evolved and the possible avenues towards its resolution. In using Theory of Access to understand and resolve a conflict, the researcher must examine the entitlements framework, also referred to as the environmental entitlements. The framework examines the consensus within which various jurisdictions attempt to achieve sustainable development. Many communities across Africa have been allowed to continue with local initiatives towards achieving a consensus in the sharing of resources. The sustainable livelihoods approach is the other aspect of the theory of access that can be used in understanding how the overlapping interests of communities result in conflict. Under this perspective, Hall et al. (2011) tried to figure out how each of the sides embroiled in resource-based conflicts are trying to devise ways of survival. Communal conflicts over resources are prevalent in areas where people are trying to overcome poverty and disadvantage. Every household has needs that have to be met. Households generate income to meet their needs by using resources such as land and labour. In many developing nations, economic activities are intensively based on land; meaning that every household needs a huge amount of land to sustain economic activities that can earn them reasonable amounts of commodities or disposable income. Poverty and economic disadvantage are key factors that propel societies into fully-fledged conflicts, mainly because most of the people are available for armed confrontations because they have no stable income-earning activities.

These people have little to lose in the fighting and their activities are propelled by the hope that their victory will earn them sustainable ways of generating income. The theory of access also encompasses powers of exclusion. Hall et al. (2011) popularized the concept of powers of exclusion through a book that focused on land-related conflicts in Southeast Asia. According to Hall et al. (2011), sudden shifts in land tenure have resulted in short-term exclusion of some communities. Authorities have taken over land allocation and provision of property rights. Worries over climate change have also resulted in expansion of regions that are zoned for conservation. It is important to note that many societies were used to little or no interference from authorities on how they can utilize the land-based resources at their disposal. Introduction of strict limitations on land tenure and use has resulted in limiting the control that these communities have over resources that they considered as inheritance from older generations.

II. LITERATURE REVIEW

A. *The Major Players In Management Of Land Disputes*

Land disputes are common in virtually all societies. In an ideal setting, strong institutions and transparent procedures can resolve such disputes or at least channel them into a process that minimizes their potential to foster violent disputes. However, in settings characterized by insecurity, inequality and weak or unrepresentative institutions, such grievances may be aggravated through sheer neglect or predatory and discriminatory policies. Land disputes are becoming more intense world over. However, it should be understood that land dynamics are context specific and rapidly changing, and conflicts related to them do not systematically escalate into violence. The consequences of these disputes are far reaching and multidimensional and include extensive negative effects on economic, social, spatial and ecological development. These effects are most profound in developing countries, where land governance is weak, land markets undeveloped, with widespread corruption and political patronage and where many poor people lack access to land (Wehrmann: 2008). When it comes to land disputes across the globe, the list is long and ever-changing. There are now more than 150 disputes under way that involve territory, mostly in Africa, Asia, and the Pacific region, but also in Europe and the Americas, (Conant: 2014).

Globally, disputes over land manifest in different forms, some range from disputes between single parties (such as boundary conflicts between neighbours), inheritance (conflicts between siblings) and disputes over the use of a given piece of land. In other situations, land disputes include numerous parties such as group invasions or dislodgments of whole settlements, investor companies with government backing verses indigenous people and many others, (ZLA: 2014). But by far, the most complex land conflicts are those that include corrupt land administration and state capture. For instance, in the Brazilian State of Amazonas, it is suspected that nearly one third of its land area has been illegally appropriated. For generations, most of the land has been owned by Indian tribes, however, the white newcomers in the area allegedly used the judicial system to evict the Indians who are poorer. Seizing the advantage of bureaucratic indifference, these people (white settlers), led by powerful rice growers and ranchers, have persuaded judges to order the Indians to leave the land, (Pons-Vignon and Lecomte: 2004).

B. *Causes of Land Disputes*

While some types of disputes can be found in all governorates, others are limited to specific geographical areas. Overlapping claims and efforts by the successive governments to control land and distribute resources to favour the advancement of their political agendas have led to a tremendous backlog of overlapping and contested land claims. According to USAID (2010), between 80 and 90 per cent of land transactions in Yemen took place outside of statutory structures. Proof of these transactions is often documents called basira issued by sheikhs or local elders, or through informal documents prepared by the parties. Opportunistic parties throughout the country have been able to take advantage of these institutional weaknesses to sell lands over which they have no legal and/or customary rights, or re-sell the same plot of land multiple times. The continued breakdown of governance during the war has amplified this opportunism (colloquially called fayed or Alfayeed) with powerful and wealthy parties using militias to seize lands. Some of this land grabbing appears to be attempts to settle pre-war grievances, but in many cases, it is simply a question of powerful parties seeing land as war booty, and taking plots they consider valuable. Other militias (illegal armed groups) appear to extort landowners for 'protection' instead of seizing the lands. Some reports and researches identified cases throughout the north and south governorates. Most local authorities (customary and State) expressed a sense of helplessness as regards to addressing these kinds of disputes. In cases where militias are not involved, elders, sheikhs, and courts are used to resolve disputes, although unequal access to formal documents and forged documents can be an obstacle.

1 the multiplicity of sources of land conflicts hence a study needs to be done that explores other sources of land conflict beyond climate change in the context of Nandi and Narok counties. Finally, Jepkosgei (2018) examined the role of implementation of the 2010 Kenyan constitution on land conflicts in Nandi and Narok counties. The study stated that Article 69 (2) of the 2010

constitution of Kenya empowers every person a duty to cooperate with state organs and other persons to protect and conserve the environment to achieve sustainable development. However, the illegal evictions pose a threat to the community to participate freely to the conservation and even peace and conflict resolution process. A study gap exists on other factors that precipitate into land conflict in the context of Nandi and Narok Counties beyond legal challenges of land conflict. 2.3 Identified Study Gap Overall, from the literature it is obvious that empirical gaps exist in the studies carried out in Kenya, most studies have tried to relate land conflict with environment, economic and political factors. However, few studies centered on the impacts of the land related conflict on communal peace. Literature equally focused on legal land policy framework and mechanism in Africa with legal background of land reforms in Africa being major impediment to land resource conflict resolution. Therefore, there is need to explore the land reforms policy framework in Kenya and how it influences land resource conflict especially in Nandi and Narok counties. Additionally, Studies on Mau forest complex conflict have not narrowed down to conflicted zones, thus this study focuses on Nandi and Narok Counties. Studies carried tend to focus on the interplay between geo political, religious and cultural norms as being the hindrance to ensuring a balance between land resource conflict and communal peace. This study builds on literature by focusing on the effectiveness of strategies used to resolve land conflicts at a local level.

C. Types Of Strategies Used By Traditional Chiefs In Land Resource Conflict Resolutions

Zambia, in sub-Saharan Africa has on average an urban population of 34.7 percent while its capital Lusaka, has an urban population of 85 percent, residing on an area of 424km², with an estimated total population of 2.2 million. The high urban population is attributed to rapid increase in population growth and rural urban migration (CSO, 2010). This large urban population has created high competition for the limited available land as evidenced from the increase in subdivisions of agricultural land and its subsequent conversion to residential land (LCC and ECZ, 2008). Lusaka City has 37 informal settlements housing 70 percent of City's population (World Bank, 2002). This population occupies only 30 of the total land area, with 49 percent of the land remaining unutilized (LCC and ECZ, 2008). As the population in the City increases, there is pressure for land which has resulted in land encroachments and group invasions on vacant land or land which has remained undeveloped for a period of time (Chitonge and Mfune, 2015).

D. Land Use Conflict

Land-use conflicts are complex disputes that involve individuals with diverse interests as well as environmental and social impacts that are often difficult to resolve (Wehrmann, 2006). The complexity of urban problems and the growth of towns and cities create tension on the land-use process (Turner, 1969). Land conflicts, whether peaceful or violent, produce negative consequences for individual people as well as for the entire community.

E. Effectiveness of administrative land use strategies that have been employed by the local authority in reducing land disputes

The occurrence of disputes on land is not a new happening but a heightened phenomenon because of a changed environment in which capacities for response and containment both informally and formally is weakened or dysfunctional. The fact that, in Uganda, legal changes aiming to reduce the incidence and impact of conflict did not automatically result in success implies that, in order to be effective, such legal initiatives need to be complemented by effective implementation. According to findings of a 2008 household survey by Rugadya...et al (2020) for Ministry of Justice, land disputes rank the highest among conflicts countrywide and are often the cause of other disputes including family and domestic violence, assaults and murder. One of the major conclusions of this survey was that land conflicts and disputes point to a lapse in land tenure administration and management especially with regard to boundaries, land ownership and its transmission, occupation, trespass, fraudulent transactions and succession wrangles. Findings show that there is a county wide increase in land disputes, where the occurrence of land conflicts at household level is (34.9%); with rural households accounting for (36%) of these conflicts compared to urban households that take a share of (33%). Overall, the most commonly cited types of land conflicts experienced by the households surveyed were 'boundary discrepancies' (32.1%), land ownership wrangles (18.8%), inheritance and succession wrangles (15.5%) and illegal land occupation (12.3%). A significant 20% of all land disputes that occurred were not reported to any dispute resolution institution, given the severity of land conflicts, this is a precursor to social tensions that could erupt into violence. The average conflict had a duration of 3.5 years, with family conflicts being shorter (2.5 years) and landlord-tenant cases, as well as those involving government, extending for almost 5 years on average. The World Bank (2007:22) observed in a household survey in 6 districts of northern Uganda, found a steady rise in the number of land disputes from 12.8% at the time of displacement to 15.5% during displacement, and 16.4% at the start of Integrated Development Plan (IDP) return with expectation of further increments as the IDP return progressed.

Disputes mostly occurred on land that was left behind upon displacement, (65%), inherited land (71%) and land given as a gift (17%), while on the other hand land acquired through purchase had only a dispute prevalence rate of (3%).

III. RESEARCH METHODOLOGY

A. Research Design

The research design used in this study, is the case study design. According to Kombo and Tromp (2006), “a research design is used to structure the research, to show how all of the major parts of the research project work together to address the central research questions. This type of research design explains the phenomenon in depth. It is used to narrow down a very broad area of research to make it small in order to manage the resources and time available to the researcher.

B. Study Population

According to Oso and Onen (2009), The term “population” refers to an entire group of individuals, events, or objectives that share common observable characteristics. In the context of research studies, the population represents the group of interest from which the researcher wants to draw conclusions or make inferences. It is important to define the population accurately to ensure that the study findings can be generalized to the intended group. In this case, the target population of the study are traditional leaders in Mungule chieftdom.

C. Sample Size

According to Adam and Kamuzora (2008: 124), “a sample refers to a number of people or things taken from a large group and used in tests to provide information about the group.” The sample included 100 traditional leaders.

D. Sampling Techniques

In order for the researcher to reduce the amount of data needed by considering only data from a sub group rather than all possible cases or elements, it is imperative that the researcher uses sampling techniques that provide a range of methods in collecting the needed data (Kothari, 2004). Accordingly, this study used simple random sampling technique to obtain the sample. Simple random sampling technique was used to randomly sample the traditional leaders. Each traditional leader was assigned a unique number, and the numbers were placed in a container (a fish bowl) and thoroughly mixed.

E. Data Collection Methods

Data collection is the process of gathering information that relate to the topic under investigation with the view to achieving the objectives of the research. The study grouped the data collected into two broad categories namely; secondary and primary data. Secondary data involved data that had already been written and published by other researchers or authors. The use of secondary data ensured that duplication of effort was avoided. Primary data are the raw and first-hand information that the researcher gathered from the field. This research based its findings on primary data. The researcher collected primary data in order to facilitate the answering of the objectives of this research. The questionnaire included both closed and opened questions. A questionnaire was used to collect data from traditional leaders because it guaranteed anonymity and attracted honest responses.

F. Data Analysis

The study used a mixed method approach to analyse data, i.e both Quantitative and Qualitative. For analysis, SPSS software was used in determining descriptive statistics consisting of frequency, percentage, mean, and standard deviation. Microsoft Excel was also used to derive visual aids such as graphs and charts for data presentation. The method chosen to analyze data gathered through the interview was Quantitative content analysis, which was done manually. This study basically used questionnaires to collect primary data. All the primary data from total 100 questionnaires was analyzed.

G. Ethical Considerations

Ethical considerations were made as the research involved human beings, in this case the traditional leaders. During research period, research ethics were adhered to. The Academy of Management (AoM) (1999) states that, “it is the duty of a researcher to preserve and protect the privacy, dignity, well-being and freedom of research participants”. The respondents were not allowed to write any information on the questionnaire that could lead to their identification. The researcher endeavored to explain to the respondents the nature and purpose of the research so they could choose freely whether or not to become involved.

In addition, participation in the research was voluntary, as respondents were not forced to participate in the research and participants were free to withdraw from the research at any stage. The research ensured anonymity and confidentiality by protecting the privacy of the respondents

IV. PRESENTATION OF DATA AND DISCUSIONS

A. Demographics

This section presents the demographic profile of the respondents who participated in the study. The characteristics include gender, age category, and number of years served as traditional leaders.

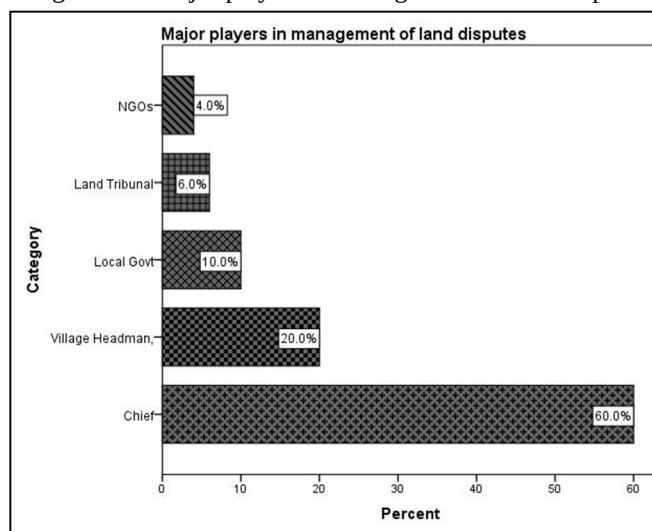
Table 5.1: Demographic Characteristics of Respondents (n = 50)

Variable	Category	Frequency	Percentage (%)
Gender	Male	44	88.0%
	Female	6	12.0%
Age	30 – 39 years	10	20.0%
	40 – 49 years	18	36.0%
	50 – 59 years	14	28.0%
	Above 60 years	8	16.0%
	as		
Years as Traditional Leader	5 years	8	16.0%
	7 years	3	6.0%
	12 years	4	8.0%
	20 years	10	20.0%
	25 years	16	32.0%
	30 years	9	18.0%

The demographic profile reveals that 88.0% of the respondents were male, while only 12.0% were female, indicating that leadership roles remain largely male-dominated in Mungule chieftdom. In terms of age distribution, the largest proportion of respondents (36.0%) fell within the 40–49 years age group, followed by 28.0% aged 50–59 years. Regarding leadership experience, the most commonly reported length of service was 25 years (32.0%), followed by 20 years (20.0%) and 30 years (18.0%).

1) Objective 1: To establish the major players in management of land disputes.

Figure 5.1: Major players in management of land disputes



According to the results, the Chief overwhelmingly emerged as the most influential, with 60.0% of respondents identifying her as the primary authority in resolving land disputes. Village headmen were cited by 20.0% of respondents, reflecting a supportive but less dominant role, likely functioning under the guidance of the Chief. Local government institutions accounted for 10.0%. Similarly, 6.0% identified the land tribunal as influential, indicating a minor but present statutory role. NGOs were reported by only 4.0% of respondents.

Table 5.2: Friedman test ranking of the major players in management of land disputes

A Friedman test was conducted to determine whether there were statistically significant differences in the rankings of these six stakeholder groups. The results revealed a significant difference in the rank distributions, $\chi^2 = 98.562$, $df = 5$, $p < .001$.

Ranks	
	Mean Rank
Traditional Chiefs' Role in Land Dispute Management	2.51
Village Headmen's Involvement in Land Dispute Resolution	3.11
Local Government's Role	3.23
Land Tribunal/Committee Involvement	3.71
NGOs/CSOs in Land Conflict Mediation	4.61
Community Members' Role in Dispute Reporting and Mediation	3.83

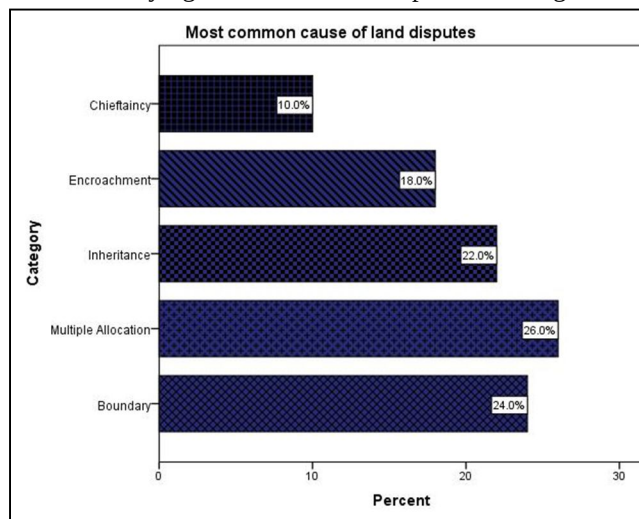
Test Statistics ^a	
N	50
Chi-Square	98.562
df	5
Asymp. Sig.	.000

a. Friedman Test

According to the Likert scale, 1 was the highest and 5 the lowest. So, the smallest mean rank indicated the most prominent player in land dispute management. The results showed that the Chief was ranked highest (Mean Rank = 2.51), followed by village headmen (Mean Rank = 3.11), and then local government authorities (Mean Rank = 3.23), reflecting a moderate level of involvement. The land tribunal/committee and community members followed closely with mean ranks of 3.71 and 3.83 respectively. NGOs and CSOs were ranked lowest (Mean Rank = 4.61).

2) Objective 2: To determine the causes of land disputes.

Figure 5.2: Underlying Causes of Land Disputes in Mungule Chieftom



The findings indicate that multiple land allocations stood out as the leading cause of land disputes in Mungule Chieftom, accounting for 26.0% of the responses. A community member noted, “Sometimes, two or three people are given the same piece of land by different leaders, and this creates conflict.” Closely following were boundary-related conflicts, which made up 24.0% of the cases. One respondent remarked, “There are no clear beacons, so everyone keeps shifting their line.” Inheritance disputes also emerged significantly at 22.0%, especially in scenarios where customary norms clash with evolving household structures. Encroachment, cited by 18.0%, points to growing population pressure and informal land grabbing, while chieftaincy-related issues were the least reported at 10.0%, often linked to overlapping jurisdiction or contested traditional authority.

Table 5.3: Statistical Associations Between Causes and Frequency of Land Disputes

Most common cause of land disputes * Frequency of land disputes per year Crosstabulation

Count

		Frequency of land disputes per year				Total
		Rare (1–2/year)	Moderate (3–5/year)	Frequent (6–10/year)	Very frequent (11+/year)	
Most common cause of land disputes	Boundary	8	4	0	0	12
	Multiple Allocation	0	13	0	0	13
	Inheritance	0	1	10	0	11
	Encroachment	0	0	6	3	9
	Chieftaincy	0	0	0	5	5
Total		8	18	16	8	50

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	101.810 ^a	12	.000
Likelihood Ratio	98.448	12	.000
Linear-by-Linear Association	42.314	1	.000
N of Valid Cases	50		

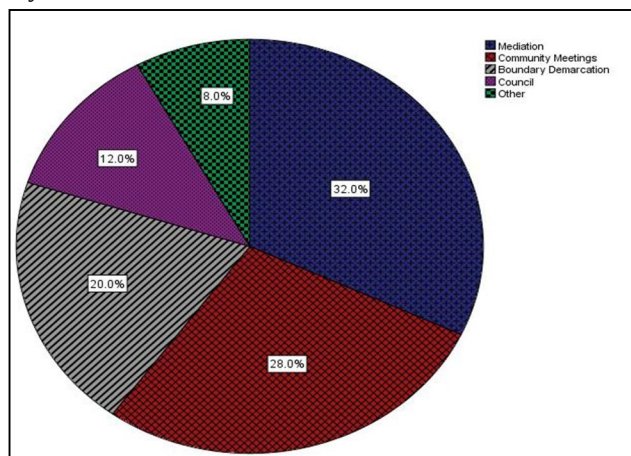
a. 20 cells (100.0%) have expected count less than 5. The minimum expected count is .80.

The crosstabulation results reveal a statistically significant relationship between the cause of land disputes and how frequently they occur within the community (Chi-square = 101.810, df = 12, p = .000).

Boundary disputes (24%) were mostly reported under the rare and moderate frequency categories, with 8 out of 12 respondents indicating they occurred only 1–2 times per year. One community member stated, *“It only happens when someone tries to shift the boundary without telling the neighbor.”* Multiple allocations (26%) were reported exclusively under the moderate category (3–5 times/year). Inheritance-related disputes (22%) showed a clear association with frequent disputes (6–10 times/year), where 10 of the 11 respondents cited this frequency range. As one respondent put it, *“When the owner dies, everyone claims they were promised the land.”* Encroachment disputes (18%) spanned the frequent (6–10/year) and very frequent (11+/year) categories. Chieftaincy-related conflicts (10%) appeared exclusively in the very frequent category.

3) Objective 3: To identify types of strategies used by traditional chiefs in land resource conflict resolutions.

Figure 5.3: Types of Strategies Used by Traditional Chiefs in Land Resource Conflict Resolutions



The results from figure 5.3 show that traditional conflict resolution mechanisms remain highly regarded by respondents. A significant proportion (32.0%) identified mediation as the most effective tool used by traditional chiefs in resolving land-related conflicts. Community meetings were the second most cited strategy, accounting for 28.0% of responses. One respondent noted, *“When we meet as a community under the chief’s guidance, issues are better understood and quickly resolved.”* Boundary demarcation was reported by 20.0% of respondents as an effective strategy. Meanwhile, 12.0% of respondents mentioned the Council (likely referring to traditional councils or local advisory bodies). Finally, other methods accounted for 8.0%, suggesting the presence of less common or context-specific practices outside the mainstream strategies.

4) Objective 4: To ascertain the effectiveness of administrative land use strategies that have been employed by the local authority in reducing land disputes in Mungule chiefdom.

B. Effectiveness of Administrative Land Use Strategies in Reducing Land Disputes

Figure 5.4: Type of Strategy Implemented by Local Authority

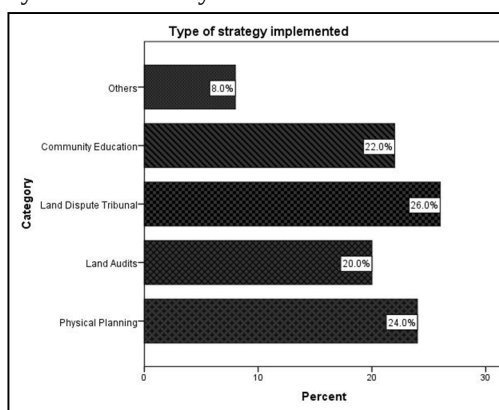


Figure 5.4 presents respondents' perceptions of the types of administrative land use strategies employed by the local authority to mitigate land disputes in Mungule. The Land Dispute Tribunal emerged as the most frequently cited strategy, with 26.0% of respondents acknowledging its implementation.

Physical planning was identified by 24.0% of respondents, pointing to the role of spatial land management interventions - such as layout designs and zonal planning - in preventing overlapping claims and confusion over land boundaries. One participant remarked, *"Planning the land before allocation has helped reduce unnecessary clashes."* Community education followed closely, cited by 22.0% of respondents. Land audits were acknowledged by 20.0% of the respondents. Lastly, other strategies accounted for 8.0%, implying the existence of less common or possibly emerging interventions outside the main administrative tools.

C. Relationship between Awareness of Administrative Land Use Strategies and Their Perceived Effectiveness in Reducing Land Disputes

Table 5.4: Statistical association between awareness of local authority land use strategies and their perceived effectiveness in reducing land disputes

Awareness of local authority land use strategies * Has the strategy reduced land disputes?
Crosstabulation

Count		Has the strategy reduced land disputes?		Total
		Yes	No	
Awareness of local authority land use strategies	Yes	33	5	38
	No	0	12	12
Total		33	17	50

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)	Exact Sig. (2-sided)	Exact Sig. (1-sided)
Pearson Chi-Square	30.650 ^a	1	.000		
Continuity Correction ^b	26.902	1	.000		
Likelihood Ratio	34.511	1	.000		
Fisher's Exact Test				.000	.000
Linear-by-Linear Association	30.037	1	.000		
N of Valid Cases	50				

a. 1 cells (25.0%) have expected count less than 5. The minimum expected count is 4.08.

b. Computed only for a 2x2 table

The cross-tabulation results in Table 5.4 demonstrate a strong association between awareness of administrative land use strategies and the perception that these strategies have reduced land disputes in Mungule chiefdom. Among respondents who were aware of the local authority's strategies, 86.8% (33 out of 38) confirmed that the strategies had effectively reduced land disputes. In contrast, 100% (12 out of 12) of those not aware of the strategies indicated that the strategies had not reduced disputes.

Chi-square test results in Table 5.4 support the statistical significance of this association. The Pearson Chi-Square value of 30.650 with 1 degree of freedom yielded a p-value of .00

Table 5.5: Crosstabulation of Perceived Quality of Implementation and Satisfaction Level with Authority Interventions

Perceived quality of implementation of land use strategies * Satisfaction level with authority interventions Crosstabulation
Count

		Satisfaction level with authority interventions					Total
		Not Satisfied	Slightly Satisfied,	Neutral	Satisfied	Very Satisfied	
Perceived quality of implementation of land use strategies	Very	1	0	0	0	0	1
	Poor	2	2	0	0	0	4
	Poor	0	6	8	0	0	14
	Fair	0	0	10	14	0	24
	Good	0	0	0	2	5	7
Total		3	8	18	16	5	50

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	92.948 ^a	16	.000
Likelihood Ratio	76.825	16	.000
Linear-by-Linear Association	37.946	1	.000
N of Valid Cases	50		

a. 22 cells (88.0%) have expected count less than 5. The minimum expected count is .06.

Perceived quality of implementation of land use strategies * Satisfaction level with authority interventions Crosstabulation
Count

		Satisfaction level with authority interventions					Total
		Not Satisfied	Slightly Satisfied,	Neutral	Satisfied	Very Satisfied	
Perceived quality of implementation of land use strategies	Very	1	0	0	0	0	1
	Poor	2	2	0	0	0	4
	Poor	0	6	8	0	0	14
	Fair	0	0	10	14	0	24
	Good	0	0	0	2	5	7
Total		3	8	18	16	5	50

The crosstabulation analysis shows a noticeable trend linking the perceived quality of land use strategy implementation to levels of satisfaction with the authority's interventions. Among respondents who rated the implementation quality as Good, 58.3% were satisfied and 41.7% were Neutral. Of those who viewed the implementation as Excellent, 71.4% were Very Satisfied while 28.6% were satisfied. Conversely, 100% of respondents who perceived the implementation as Very Poor or Poor reported being Not Satisfied or only Slightly Satisfied. No satisfaction was expressed among those who viewed the implementation as Poor or Very Poor.

The Pearson Chi-Square value ($\chi^2 = 92.948$, $df = 16$, $p < 0.001$) reveals a statistically significant association between the perceived quality of land use strategy implementation and satisfaction with authority interventions.

V. DISCUSSIONS

A. Demographics

The demographic profile of the respondents who participated in the study include gender, age category, and number of years served as traditional leaders.

The demographic profile reveals that 88.0% of the respondents were male, while only 12.0% were female, indicating that leadership roles remain largely male-dominated in Mungule chiefdom. In terms of age distribution, the largest proportion of respondents (36.0%) fell within the 40–49 years age group, followed by 28.0% aged 50–59 years. Regarding leadership experience, the most commonly reported length of service was 25 years (32.0%), followed by 20 years (20.0%) and 30 years (18.0%).

1) Objective 1: To establish the major players in management of land disputes.

According to the results, the Chief overwhelmingly emerged as the most influential, with 60.0% of respondents identifying her as the primary authority in resolving land disputes. Village headmen were cited by 20.0% of respondents, reflecting a supportive but less dominant role, likely functioning under the guidance of traditional Chief. Local government institutions accounted for 10.0%. Similarly, 6.0% identified the land tribunal as influential, indicating a minor but present statutory role. NGOs were reported by only 4.0% of respondents.

2) Objective 2: To determine the causes of land disputes.

The findings indicate that multiple land allocations stand out as the leading cause of land disputes in Mungule Chiefdom, accounting for 26.0% of the responses. A community member noted, "Sometimes, two people are given the same piece of land by different leaders, and this creates conflict." Closely following were boundary-related conflicts, which made up 24.0% of the cases as one respondent remarked, "There are no clear beacons, so everyone keeps shifting their line." Inheritance disputes also emerged significantly at 22.0%, especially in scenarios where customary norms clash with evolving household structures. Encroachment, cited by 18.0%, points to growing population pressure and informal land grabbing, while chieftaincy-related issues were the least reported at 10.0%, often linked to overlapping jurisdiction or contested traditional authority.

The crosstabulation results reveal a statistically significant relationship between the cause of land disputes and how frequently they occur within the community (Chi-square = 101.810, $df = 12$, $p = .000$)

3) Objective 3: To identify types of strategies used by traditional chiefs in land resource conflict resolutions.

The results from figure 5.3 show that traditional conflict resolution mechanisms remain highly regarded by respondents. A significant proportion (32.0%) identified mediation as the most effective tool used by the Chief in resolving land-related conflicts. Community meetings were the second most cited strategy, accounting for 28.0% of responses. One respondent noted, "When we meet as a community under the Chief's guidance, issues are better understood and quickly resolved."

Boundary demarcation was reported by 20.0% of respondents as an effective strategy. Meanwhile, 12.0% of respondents mentioned the Council (likely referring to traditional councils or local advisory bodies). Finally, other methods accounted for 8.0%, suggesting the presence of less common or context-specific practices outside the mainstream strategies.

4) Objective 4: To ascertain the effectiveness of administrative land use strategies that have been employed by the local authority in reducing land disputes in Mungule Chiefdom.

Effectiveness of Administrative Land Use Strategies in Reducing Land Disputes - Figure 5.4 presents respondents' perceptions of the types of administrative land use strategies employed by the local authority to mitigate land disputes in Mungule Chiefdom. The Land Dispute Tribunal emerged as the most frequently cited strategy, with 26.0% of respondents acknowledging its implementation.

Physical planning was identified by 24.0% of respondents, pointing to the role of spatial land management interventions - such as layout designs and zonal planning - in preventing overlapping claims and confusion over land boundaries. One participant remarked, "Planning the land before allocation has helped reduce unnecessary clashes." Community education followed closely, cited by 22.0% of respondents. Land audits were acknowledged by 20.0% of the respondents. Lastly, other strategies accounted for 8.0%, implying the existence of less common or possibly emerging interventions outside the main administrative tools.

VI. CONCLUSION AND RECOMMENDATIONS

A. Conclusions

According to the results, traditional Chief overwhelmingly emerged as the most influential, with 60.0% of respondents identifying her as the primary authority in resolving land disputes. Village headmen were cited by 20.0% of respondents, reflecting a supportive but less dominant role, likely functioning under the guidance of traditional chiefs. Local government institutions accounted for 10.0%. Similarly, 6.0% identified the land tribunal as influential, indicating a minor but present statutory role. NGOs were reported by only 4.0% of respondents.

According to the Likert scale, 1 was the highest and 5 the lowest. So, the smallest mean rank indicated the most prominent player in land dispute management. The results showed that traditional chiefs were ranked highest (Mean Rank = 2.51). They were followed by village headmen (Mean Rank = 3.11), and then local government authorities (Mean Rank = 3.23), reflecting a moderate level of involvement. The land tribunal/committee and community members followed closely with mean ranks of 3.71 and 3.83 respectively. NGOs and CSOs were ranked lowest (Mean Rank = 4.61). The findings indicate that multiple land allocations stand out as the leading cause of land disputes in Mungule Chiefdom, accounting for 26.0% of the responses. A community member noted, "Sometimes, two people are given the same piece of land by different leaders, and this creates conflict." Closely following were boundary-related conflicts, which made up 24.0% of the cases. One respondent remarked, "There are no clear beacons, so everyone keeps shifting their line." Inheritance disputes also emerged significantly at 22.0%, especially in scenarios where customary norms clash with evolving household structures. Encroachment, cited by 18.0%, points to growing population pressure and informal land grabbing, while chieftaincy-related issues were the least reported at 10.0%, often linked to overlapping jurisdiction or contested traditional authority. The crosstabulation results reveal a statistically significant relationship between the cause of land disputes and how frequently they occur within the community (Chi-square = 101.810, df = 12, p = .000)

Boundary disputes (24%) were mostly reported under the rare and moderate frequency categories, with 8 out of 12 respondents indicating they occurred only 1–2 times per year. One community member stated, "It only happens when someone tries to shift the boundary without telling the neighbor." Multiple allocations (26%) were reported exclusively under the moderate category (3–5 times/year). Inheritance-related disputes (22%) showed a clear association with frequent disputes (6–10 times/year), where 10 of the 11 respondents cited this frequency range. As one respondent put it, "When the owner dies, everyone claims they were promised the land." Encroachment disputes (18%) spanned the frequent (6–10/year) and very frequent (11+/year) categories. Chieftaincy-related conflicts (10%) appeared exclusively in the very frequent category.

A significant proportion (32.0%) identified mediation as the most effective tool used by traditional chiefs in resolving land-related conflicts. Community meetings were the second most cited strategy, accounting for 28.0% of responses. One respondent noted, "When we meet as a community under the chief's guidance, issues are better understood and quickly resolved." Boundary demarcation was reported by 20.0% of respondents as an effective strategy. Meanwhile, 12.0% of respondents mentioned the Council (likely referring to traditional councils or local advisory bodies). Finally, other methods accounted for 8.0%, suggesting the presence of less common or context-specific practices outside the mainstream strategies. The Land Dispute Tribunal emerged as the most frequently cited strategy, with 26.0% of respondents acknowledging its implementation.

Physical planning was identified by 24.0% of respondents, pointing to the role of spatial land management interventions - such as layout designs and zonal planning - in preventing overlapping claims and confusion over land boundaries. One participant remarked, "Planning the land before allocation has helped reduce unnecessary clashes." Community education followed closely, cited by 22.0% of respondents. Land audits were acknowledged by 20.0% of the respondents. Lastly, other strategies accounted for 8.0%, implying the existence of less common or possibly emerging interventions outside the main administrative tools. Relationship between Awareness of Administrative Land Use Strategies and Their Perceived Effectiveness in Reducing Land Disputes

The cross-tabulation results in Table 5.4 demonstrate a strong association between awareness of administrative land use strategies and the perception that these strategies have reduced land disputes in Mungule Chiefdom. Among respondents who were aware of the local authority's strategies, 86.8% (33 out of 38) confirmed that the strategies had effectively reduced land disputes. In contrast, 100% (12 out of 12) of those not aware of the strategies indicated that the strategies had not reduced disputes.

Chi-square test results in Table 5.4 support the statistical significance of this association. The Pearson Chi-Square value of 30.650 with 1 degree of freedom yielded a p-value of .000. The crosstabulation analysis shows a noticeable trend linking the perceived quality of land use strategy implementation to levels of satisfaction with the authority's interventions. Among respondents who rated the implementation quality as Good, 58.3% were satisfied and 41.7% were Neutral. Of those who viewed the implementation as Excellent, 71.4% were Very Satisfied while 28.6% were satisfied. Conversely, 100% of respondents who perceived the implementation as Very Poor or Poor reported being Not Satisfied or only Slightly Satisfied. No satisfaction was expressed among those who viewed the implementation as Poor or Very Poor. The Pearson Chi-Square value ($\chi^2 = 92.948$, $df = 16$, $p < 0.001$) reveals a statistically significant association between the perceived quality of land use strategy implementation and satisfaction with authority interventions.

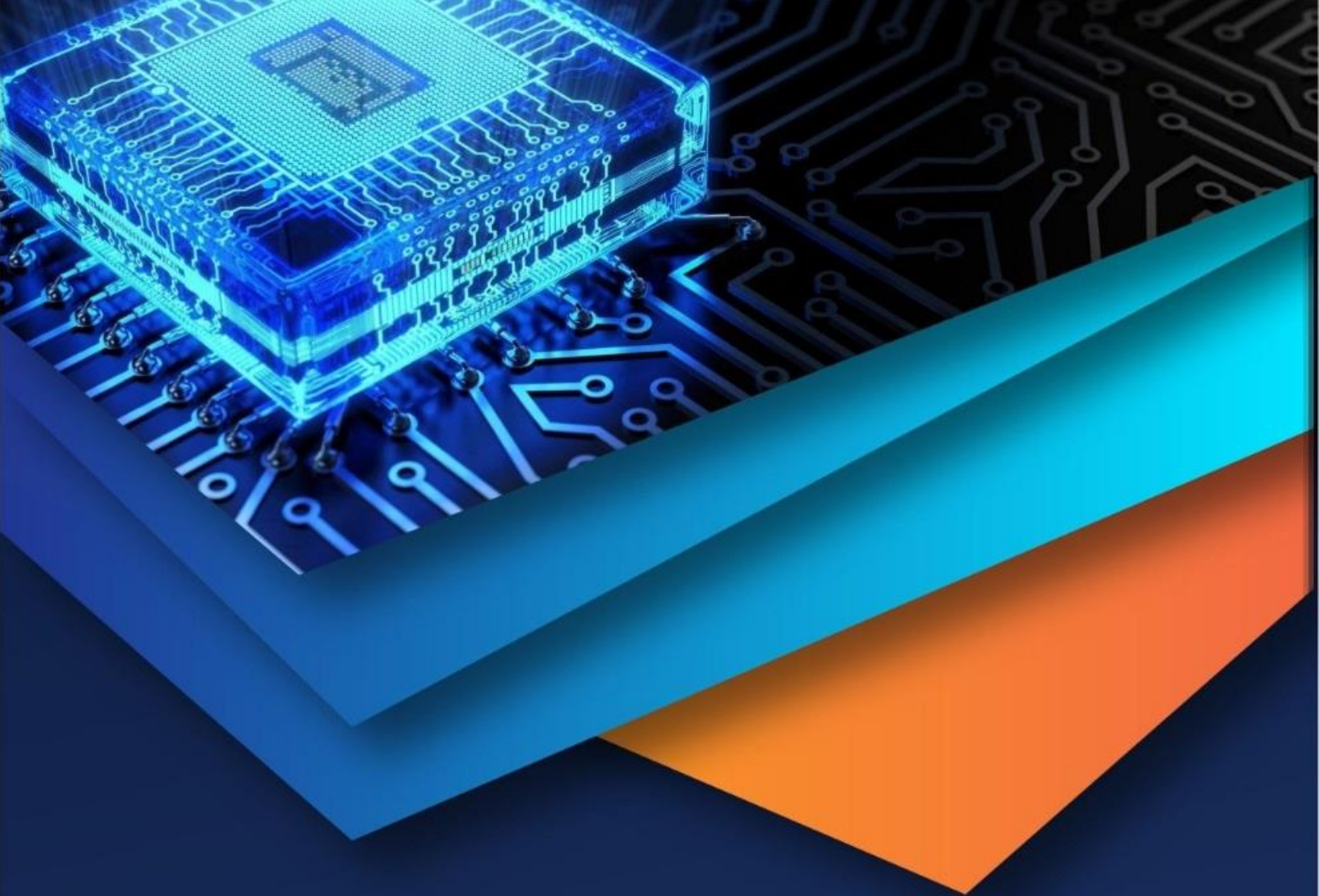
B. Recommendations

The research presented some recommendations in details which will contribute to solving and reducing land problems. These recommendations are:

- Seeking to activate the process of land registration and remove restrictions on it as the most important step to reduce disputes over land in Mungule and other chiefdoms.
- Engage the Chief on the need to regulate the process of transfer, registration, and authentication of land property documents, and to improve the monitoring and regulation of traditional land.
- Form synergies by encouraging dialogue between traditional conflict resolution actors, the formal sector and civil society as a first stage. Over time, this may contribute to enhancing coordination and protecting rights on the basis of mutual social reinforcement.

REFERENCES

- [1] Adam, J., & Kamuzora, F. (2008), Research Methods for Business and Social Studies, Muzumbe Book Project, Morogoro, Kenya.
- [2] Almeida, B. & Wassel, T., (2016). Land Policy Brief –Survey on Land Access to Land, Tenure Security and Land Conflicts in Timor-Leste: The Asia Foundation – Van Vollenhoven Institute,
- [3] Deininger, K., Hilhorst, T. and Songwe, V., 2014. Identifying and addressing land governance constraints to support intensification and land market operation: Evidence from 10 African countries. Food Policy, 48, pp.76-87.
- [4] Gwaleba, M. J. and Masum, F. (2018). 'Participation of Informal Settlers in Participatory Land Use Planning Project in Pursuit of Tenure Security', Urban Forum, 29(2), pp. 169–184.
- [5] Hall, D., Hirsch, P. and Li, T.M., 2011. Powers of exclusion: Land dilemmas in Southeast Asia. Singapore: NUS Press and Honolulu: University of Hawaii Press, United States of America.
- [6] Kenya (2010) The Constitution of Kenya, 2010. Nairobi: National Council for Law Reporting (Kenya Law). Available at: <http://www.kenyalaw.org> Accessed: 10 August 2026)
- [7] Kombo, D.K. and Tromp, D.L.A., 2006. Proposal and thesis writing: an introduction. Nairobi: Paulines Publications Africa.
- [8] LeGrand, C., van Isschot, L. and Riaño-Alcalá, P. (2017) 'Land, justice, and memory: challenges for peace in Colombia', Canadian Journal of Latin American and Caribbean Studies, 42(3), pp. 259–276.
- [9] Mugenda & Mugenda. (1999). Research Methods: Quantitative and Qualitative Research Methods. Nairobi: African Centre for Research Methodologies.
- [10] Mugenda, O., & Mugenda, A. (2003). Research Methods, Qualitative and Quantitative Approaches. UK: Magenta Publishing Ltd.
- [11] Mutava, J. M. (2016). Resolving land related conflict in Kenya: the role of African Union framework and guidelines on land policy. Nairobi Kenya: Unpublished Masters Thesis.
- [12] Mutune et al. (2017). What Rights and Benefits? The Implementation of Participatory Forest Management in Kenya: The Case of Eastern Mau Forest Reserve. Journal of Sustainable Forestry, Vol 36, 3, 230-249.
- [13] Mwita, J. (2017). Ethnic Land Conflict a Constant Struggle in Kenya: A Critical inquest on the role played by the Methodist church in Meru County, Kenya.
- [14] Myers, R. and Hansen, C.P., 2019. Revisiting a theory of access: A review. Society and Natural Resources, 33(2), pp.146–166.
- [15] Oso, W. Y., & Onen, D. (2009). A General Guide to Writing Research Proposal and Report: A Handbook for Beginning Researchers (2nd rev. ed.). The Jomo Kenyatta Foundation.
- [16] Pons-Vignon, N. and Solignac Lecomte, H.-B. (2004) Land, Violent Conflict and Development. OECD Development Centre Working Papers, No. 233. Paris: Organisation for Economic Co-operation and Development (OECD). Available at: OECD iLibrary.
- [17] Ribot, J.C. and Peluso, N.L. (2003) 'A theory of access', Rural Sociology, 68(2), pp. 153–181
- [18] Rugadya, M.A et al, (2020). Land Use Policy, Pergamon, Vol. 94.
- [19] Rutherford, B. (2017) Farm Labor Struggles in Zimbabwe: The Ground of Politics. Bloomington: Indiana University Press
- [20] Turner V.W, (1969). The Ritual Process: Structure and Anti-Structure, Aldine Transaction (Chicago / Brunswick and London), London, United Kingdom.
- [21] Wehrmann, B. (2006) Cadastre in Itself Won't Solve the Problem: The Role of Institutional Change and Psychological Motivations in Land Conflicts – Cases from Africa, International Federation of Surveyors (FIG) Article of the Month, March 2006. Available at: fig.net (Accessed: 10 October, 2025).
- [22] World Bank (2002). World Development Indicators 2002. Washington, D.C.: World Bank. World Bank Open Knowledge Repository.
- [23] Zambia Land Alliance, (2010). Land issues, customary tenure and pastoral/smallholder rights in Zambia. Lusaka: Zambia.



10.22214/IJRASET



45.98



IMPACT FACTOR:
7.129



IMPACT FACTOR:
7.429



INTERNATIONAL JOURNAL FOR RESEARCH

IN APPLIED SCIENCE & ENGINEERING TECHNOLOGY

Call : 08813907089  (24*7 Support on Whatsapp)