

**URBAN LAND REFORMS AND COMMUNITY LANDS CONFLICTS: A
CASE STUDY OF NAIROBI NORTH REGION**

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DECLARATION

I confirm that this project is my original work and has not been presented in any other university.

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This research project has been submitted with my approval as university supervisor.

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LIST OF ABBREVIATIONS AND ACRONYMS

GIS	-	Geographic Information Systems
LAP	-	Land Administration Project
NACOSTI	-	National Commission for Science, Technology and Innovation
NLP	-	National Land Policy
SDI	-	Spatial Data Infrastructure
SPSS	-	Statistical Package for Social Science
UK	-	United Kingdom

OPERATIONAL DEFINITION OF TERMS

- Community Lands:** Community lands are areas of land that are collectively owned or managed by local communities. These lands may have customary or traditional tenure systems and are often used for agricultural, grazing, or cultural purposes.
- Governance:** This refers to the processes and structures through which decisions are made, authority is exercised, and resources are managed within a particular context. Urban land governance involves the institutions, policies, and practices governing land use, ownership, and management in urban areas.
- Land Tenure:** This refers to the rights, obligations, and arrangements governing land ownership, access, and use. This can include formal legal systems, customary arrangements, or informal practices related to land rights.
- Legal frameworks:** These refer to the set of laws, regulations, policies, and institutional arrangements that govern land ownership, tenure, use, and management within a particular jurisdiction.
- Nairobi North Region:** In this study, it refers to the northern part of Nairobi City County. This area is significant in discussions of urban land reforms and community land conflicts because it encompasses various neighborhoods, communities, and lands that are subject to issues such as land tenure, ownership disputes, development pressures, and regulatory frameworks.
- Public Lands:** These refer to land owned or managed by government authorities at various levels (local, regional, or national). These lands may be used for public

infrastructure, parks, utilities, or other community purposes.

Urban Land Reforms:

These refer to a set of policy measures and actions aimed at addressing issues related to land ownership, distribution, use, and management in urban areas. These reforms are typically designed to promote social justice, economic development, and sustainable urban growth by tackling challenges such as inequality, informality, land speculation, and inadequate access to affordable housing and basic services

ABSTRACT

Land had a significant impact on a country's economic, social, and cultural growth. Land reforms included changes to land-ownership laws, regulations, or customary practices. Kenya had strong new land reform legislation, but how did it shape up in practice. The previous study aimed to assess the impacts of urban land reforms on community lands conflicts in Nairobi North Region. The study objectives were; to evaluate the impact of implementation of urban land reforms on community lands conflicts in Nairobi North Region, to assess the impact of equitable access to land resources on community lands conflicts in Nairobi North Region and to examine the impact of legal frameworks and policy mechanisms on community lands conflicts in Nairobi North Region. The research was guided by the theory of land administration. The descriptive survey research design was utilized. The study targeted 230 employees working at the ministry of land headquarters in Nairobi City County. Stratified random sampling was utilized in selecting 153 respondents. The questionnaires were utilized for gathering information. A pilot study was done to improve the dependability and accuracy of the research tools. The information gathered was examined using both descriptive and inferential statistical methods. Descriptive statistics included measures such as percentages, averages, and standard deviations, while inferential statistics encompassed ANOVA and regression analysis. The results were displayed using tables showing frequency, percentages, pie charts, and bar graphs. The outcomes show that R-value of 0.729 indicates a strong positive correlation between the independent variables (implementation of urban land reforms, equitable access to land resources, legal frameworks, and policy mechanisms) and the dependent variable (community land conflicts). The R Square value of 0.531 means that approximately 53.1% of the variance in community land conflicts can be explained by the implementation of urban land reforms, equitable access to land resources, and legal frameworks and policy mechanisms. The significance value ($p = 0.003$) demonstrates that the model is statistically significant, as the p-value is less than the typical threshold of 0.05. The research concludes that there is a strong correlation between the urban land reforms and community lands conflicts in Nairobi North Region. The findings reveal that while urban land reforms have made a positive contribution toward reducing conflicts, their overall effect remains limited by uneven implementation and enforcement, particularly in informal settlements and peri-urban areas. The study recommended that the government should focus on improving the implementation and enforcement of urban land reforms in Nairobi North Region, particularly in informal and peri-urban areas. While reforms have been effective in formal urban settings, their impact has been limited in regions where land tenure systems remain unclear. The government should invest in land registration and titling programs that target informal settlements to ensure that all landholders have secure ownership rights.

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

Land reform involves reforming the laws, rules, or customs pertaining to land ownership (Akintoye & Ajayi, 2019). Land reform may involve the transfer of property, mostly agricultural land, at the behest of the government or with its support. Consequently, the term "land reform" can be used to describe the transfer of ownership from the powerful to the weaker, such as from a few affluent owners of vast land holdings, such plantations, huge ranches, or agribusiness plots, to individual land workers. These types of ownership transfers can take place for free or for a fee, and the compensation might cover anything from a small portion of the land's value to its entire value (Nagarajan, 2008).

Transferring land from private ownership including small peasant holdings to government-owned collective farms is one way to implement land reform. On the other hand, it might also mean dividing collective farms controlled by the government into smaller parcels. All land reforms, however, have the same objective in mind, which is to change or replace the current institutional frameworks that control who owns and uses land. Thus, land reform can take two forms: it can be extreme, like large-scale property transfers between various groups, or it can be subtle, like regulatory changes aimed at enhancing land administration (Payne, 2016). Nevertheless, because land policies have the power to alter linkages within and between communities as well as between communities and the government, altering or reforming a nation's land laws is

sometimes a highly political process. As a result, even little changes to land laws and regulations can lead to heated discussion or confrontation (Satterthwaite, 2017).

Similar diversification was achieved by Irish land reforms, which were mostly put into effect around 1900 and gave every Irish person the absolute right to purchase their property using money advanced by the UK government while the farm was still in the UK. Tenant farmers and smallholders (repayable over 50 years or more) were obligated to do the same, just like in Denmark. As a result, Ireland, which was once home to vast estates that were just as dominant as those in Scotland, has undergone a transformation, with the majority of rural land being owned by owners both north and south of the present border (Chamberlain & Anseeuw, 2018).

Land reform in Asia has achieved a degree of accomplishment unmatched in other regions of the world (Babinard & Roberts, 2017). Land reforms that were put into place by Japan, South Korea, and Taiwan after World War II are said to have been a major factor in the countries' subsequent economic growth and ascent to prominence as the Asian Tigers. Landlords who held more than the permitted amount of land were obligated to sell it to the government at a set price under Japan's 1946 land reform. After that, the government sold it for the same price, giving any tenant who had previously farmed the land first dibs. There were two reasons why Japan's land reform was effective. The first reason is that in order to affect social and economic change, the occupation had the power to impose and carry out a legislation that hurt the interests of a powerful group of people: wealthy landlords. The second explanation entails additional complexity. Landlords who were forced to sell their property to the

government were given sufficient compensation when the land reform law went into effect in October 1946 (Ghimire & Poudel, 2016).

The implementation of the land reform program in Africa is accompanied by violence and harassment directed towards agricultural laborers and commercial farmers. There is little to no difference between properties that were formally scheduled for acquisition and those that were not, and some are taken from farms forcibly without following the required legal procedures. The land reform process has been accused of being corrupted (Holden & Otsuka, 2014). These claims include the unequal distribution of land, with small-scale farmers receiving relatively worse land and strong individuals receiving the finest property for commercial farms.

Lack of political will, insufficient funding, and corruption have all contributed to Kenya's slow and occasionally disappointing implementation of significant land reforms (Wily, 2018). Kenya's institutions of civil society pertaining to the land sector have remained active, contributing significantly to the execution of land policy and the constitution. They have shown to be particularly helpful in instances where the reform effort has encountered obstacles or state stagnation. Thus, in order to ensure that the government is held responsible for continuing to extend political goodwill and financial resources for implementation, these groups must continue to be present and vigilant.

Issues related to land, such as disputes, legal battles, and problems with property ownership, stem from the existing system and laws for owning land, how it's used, and the process of buying and selling property rights, which have been in place since the era of colonization (Bassett, 2020). The system for managing and governing land, which was inherited from colonial periods and further developed over the next thirty

years after gaining independence, has not always built confidence in the land market. Various elements, such as Kenya's history under colonial rule, a wide array of contradictory regulations regarding the ownership and utilization of land, overall economic conditions, and the strain on available land for development, contribute to some of the challenges faced by the land sector. Issues like the appropriate economic utilization of land, the expansion of both rural and urban areas, illegal occupation of land, the stability and safety of land rights, and the conservation of the environment have also emerged as key topics in the land discussion in Kenya (Jones & Brown, 2019).

As the region undergoes rapid urbanization and economic development, the demand for land has surged, resulting in competing interests between various stakeholders, including government authorities, developers, local communities, and indigenous landowners (Smith, 2018). The impacts of urban land reforms on public and community lands in the Nairobi North Region have intensified existing land disputes and created new challenges related to land tenure insecurity, displacement of vulnerable populations, and unsustainable land use practices. One of the key problems is the lack of clear legal frameworks and effective governance structures to manage public and community lands, leading to ambiguities in land tenure arrangements, conflicting land use regulations, and inadequate protection of community land rights (Johnson, 2020).

1.1.1 Public and Community Land Conflicts

A significant role for land has long existed in African communities. In most nations, it served as the cornerstone of the independence movement. Land continues to play a crucial role in Kenya's economic, social, political, and legal relationships and has historically determined the nation's pulse. Public and community land conflicts in have

been a persistent issue with significant social, economic, and political implications (Kameri, 2017). The rapid urbanization has exacerbated tensions over land ownership, access, and use, leading to conflicts between government agencies, private developers, and local communities. These conflicts often arise due to overlapping claims to public and community land, inadequate land governance systems, and historical injustices related to land dispossession and marginalization.

One major source of conflict is the ambiguous distinction between public and community land in Nairobi. Public land, which is owned and managed by government institutions, is often earmarked for infrastructure projects, public amenities, or commercial development (Otieno, 2019). However, the lack of clear demarcation and documentation of public land boundaries has created opportunities for land grabbing and illegal encroachments by private individuals and developers. This has resulted in disputes over the rightful ownership and usage of public land, with local communities often feeling marginalized and excluded from decision-making processes.

In Nairobi, rapid urban expansion has put pressure on community land resources, leading to disputes over land tenure rights, resource exploitation, and conflicting land uses. Additionally, the lack of formal recognition and legal protection for community land has made these areas vulnerable to land grabbing, forced evictions, and speculative development schemes (Kamunge, Kinuthia & Kyalo 2016). Strengthening land administration systems, promoting land titling and regularization programs, and enhancing community participation in land decision-making processes are crucial steps towards addressing these conflicts. Furthermore, initiatives to address historical

injustices, promote social inclusion, and uphold the rights of marginalized communities are essential for fostering peace, stability, and sustainable development in Nairobi.

1.1.2 Nairobi North Region

The Nairobi North Region encompasses several sub-counties that have been particularly affected by land conflicts, including Roysambu, Kasarani, Ruaka, Embakasi among others. The rapid urbanization and population growth have led to increased demand for land, resulting in disputes over land ownership, boundaries, and development rights. The expansion of real estate projects, commercial ventures, and infrastructure developments has intensified competition for land resources, exacerbating tensions among local residents, investors, and government authorities.

Many residents lack formal land titles or documentation to prove their land rights, making them susceptible to land disputes, forced evictions, and land-related violence (Ayodi & Njenga, 2018). In particular, indigenous communities, women, and low-income households are disproportionately affected by land injustices, discrimination, and displacement, highlighting the need for targeted interventions to protect their land rights and promote equitable access to land resources. The overlapping jurisdictions of national and county authorities, fragmented land management systems, inadequate enforcement of land laws, and weak regulatory mechanisms create loopholes for land-related irregularities, corruption, and impunity.

1.2 Statement of the Problem

The most important natural resource for economic activity in the majority of nations is land. Therefore, having control over property translates into having economic power, which is typically the basis for having social and political power (Abuya, 2020). A

number of initiatives have been put in place by the government through the Ministry of Lands with the goal of enhancing service delivery. For instance, the ministry has already produced a database for regional physical planning and digitalized land titles.

One key issue revolves around the lack of clarity and consistency in land tenure systems following urban land reforms in the Nairobi North Region. The ambiguity surrounding land ownership rights, especially in informal settlements and communal lands, has created fertile ground for disputes among various stakeholders, including community members, developers, and government authorities. This uncertainty not only hampers the security of land tenure but also fuels tensions and escalates conflicts over land use and control (Smith, 2018).

Moreover, the unequal distribution of benefits and burdens resulting from urban land reforms has further compounded community lands conflicts in the Nairobi North Region. Disparities in access to resources, infrastructure, and services have marginalized vulnerable groups, fostering feelings of social injustice and exclusion. Such inequities have been linked to heightened grievances and contestations over land rights, often manifesting in violent confrontations and legal battles that undermine community cohesion and stability (Jones & Johnson, 2020).

However, resource constraints have hampered the implementation of land reforms. The majority of the time, the government doesn't invest enough money to guarantee successful execution. There is a dearth of public education, and it is believed that many individuals are ignorant of matters pertaining to land, such as transfer and acquisition. Corruption has been recognized as a factor affecting how land reforms are implemented. Large tracts of property are bestowed upon the wealthy and influential

members of society, including politicians and businesspeople, while the government persecutes the underprivileged (Musyoka, 2019). It has been said that operational frameworks at the federal and local levels provide opportunities for wrongdoing. In addition, the study intends to explore the particular dynamics and difficulties related to the use and administration of community and public lands in Nairobi North Region. These lands often serve as crucial resources for local communities, providing space for housing, livelihood activities, and social infrastructure. However, factors such as informal settlements, land speculation, and inadequate regulatory frameworks can lead to issues such as land grabbing, displacement, and environmental degradation. Understanding these complexities is essential for identifying gaps in current land governance practices and developing targeted interventions to address them. The study on assessing the effect of urban land reforms on public and community lands in Nairobi North Region.

1.3 Objectives of the study

The research specific objectives included;

- i. To evaluate the impact of implementation of urban land reforms on community lands conflicts in Nairobi North Region.
- ii. To assess the impact of equitable access to land resources on community lands conflicts in Nairobi North Region.
- iii. To examine the impact of legal frameworks and policy mechanisms on community lands conflicts in Nairobi North Region.

1.4 Research Questions

The study questions were;

- i. What is the impact of implementation of urban land reforms on community lands conflicts in Nairobi North Region?
- ii. What is the impact of equitable access to land resources on community lands conflicts in Nairobi North Region?
- iii. What is the impact of legal frameworks and policy mechanisms on community lands conflicts in Nairobi North Region?

1.5 Justification and Significance of the Study

Firstly, urbanization is a global phenomenon, and Nairobi, as a rapidly growing urban center, is facing significant challenges related to land tenure, land use, and equitable access to land. The public and community lands play a vital role in urban development, providing essential services, green spaces, and cultural heritage sites. However, these lands are often subject to competing interests, encroachment, and informal settlements, leading to tenure insecurity and land disputes. By conducting a case study in Nairobi North Region, the study may shed light on the specific challenges and opportunities related to the governance of public and community lands in an urban setting.

The findings will significance to policymakers in identifying strengths, weaknesses, and areas for improvement in current land policies. This knowledge is crucial for shaping future policy decisions aimed at promoting equitable access to land, protecting public interests, and fostering sustainable urban development. Furthermore, the study sheds light on the socio-economic implications of urban land reforms on local communities. It offers a nuanced understanding of how these reforms impact

livelihoods, housing security, and community cohesion within Nairobi North Region. Designing interventions that minimize adverse effects and optimize the advantages of land reforms for vulnerable groups, such as low-income households and disadvantaged communities, would need an understanding of these principles.

The study contributes to academic scholarship by advancing knowledge in the fields of urban planning, land governance, and sustainable development. By generating empirical evidence and theoretical insights, it enriches existing literature and provides a basis for further research on related topics.

1.6 Scope of the Study

The research concentrated on assessing the effects of urban land reforms on community lands conflicts, specifically in Nairobi North Region. The research was done at the land registry headquarters located at Ardhi House. The headquarters had around 230 employees attached to it and served the entire region. The study analyzed the effectiveness of existing land administration systems and reforms in addressing the challenges of land tenure security, equitable land distribution, and sustainable land use. This involved a critical assessment of policy frameworks, legislative measures, and institutional mechanisms that had been put in place to manage land resources and resolve disputes. The research was done between the months of May and July 2024.

1.7 Limitation of the Study

Some of the limitations that had underpinned the research included respondents who were hesitant to answer the questions out of fear of being victimized. However, the researcher developed a rapport with participants to guarantee that they were willing to disclose information. Regarding the confidentiality of the information requested,

respondents were hesitant to cooperate at first, but the researcher built confidence and underlined that the data obtained was only for academic interests. The researcher also provided copies of research authorization letters from Kenyatta University and NACOSTI research permit, which provided respondents confidence in disclosing the information.

CHAPTER TWO: REVIEW OF RELATED LITERATURE

2.1 Introduction

In the review of literature, the researcher obtained recent scholarly materials relevant to the subject matter, address the gaps on urban land reforms, and assesses their impacts on public and community lands. Moreover, theoretical framework, summary of literature review and conceptual framework are also presented in this chapter.

2.2 Empirical Review

This section discuss the empirical literature review as per the study objectives.

2.2.1 Implementation of Urban Land Reforms

Land reforms pose a threat to the interests of individuals who have benefitted from the irregular allocation of public land, many of whom hold considerable political influence. These influential groups have often erected both overt and subtle obstacles to the development of land policy and the constitutional review process, which includes a crucial chapter on land that facilitates the implementation of key land policy proposals (Bidandi & Williams, 2020). Thus, the successful delivery of Kenya's national land policy and the incorporation of its essential elements into the constitution's chapter on land should be recognized as significant historical accomplishments.

The formulation of Sessional Paper No. 3 of 2009 on National Land Policy, which offered principles and recommendations for reforming the land governance institutions in terms of land tenure arrangements, land administration and management, and land use planning, was a significant step toward land reform. Furthermore, the 2010 Kenyan Constitution essentially transformed Kenya's land dispute by mainstreaming the

National Land Policy's ideals, principles, and objectives. In order to give effect to Article 63 of the Kenyan Constitution on Community Land, the Community Land Act, 2016 was passed. The Act lays out protocols and frameworks for community land management and administration, community land demarcation, mapping, documentation, and registration. Community Land Management Committees are established by the Act, and they are empowered to oversee and manage land on behalf of their local communities.

The Kenyan government developed the country's first National Spatial Plan in accordance with land reform objectives and the National Land Policy. This plan, finalized and introduced in March 2017 (Nzyoka *et al.*, 2021), aims to transform Kenya into a nation capable of competing on a global scale and achieving prosperity, while also ensuring a high standard of living for all citizens in a safe and clean environment over the next three decades, in accordance with Kenya Vision 2030. Furthermore, the National Spatial Plan establishes a framework for the optimal and sustainable use of the country's land, serving as the foundation for many sectoral plans and policies.

Anafo (2015) did a study in Ghana and found that the National Land Policy (NLP), which was established in January 1999, is being implemented by the government through the Land Administration Project (LAP). The Land Access Plan (LAP) seeks to increase land accessibility, safeguard land title, and enhance institutional capacity for effective and efficient land management. Ten years after the implementation of the Land Administration Project and the National Land Policy, this research aimed to evaluate the effects of land reforms on the livelihoods, rights to use, and access to land of disadvantaged land users.

2.2.2 Equitable Access to Land Resources

Every person in Kenya is guaranteed the freedom to purchase and possess any type of property by Article 40. Additionally, it forbids the state from taking away someone's property unless it is required by law, as stated in the relevant land legislation or the constitution (Geisler & Dancer, 2017). Freehold tenure, leasehold tenure, partially defined interests under the Act, and customary land rights are all recognized under the Land Act No. 6 of 2012. The Act forbids discrimination in land ownership and access and guarantees equal recognition and enforcement of land rights across all tenure systems. The entire spectrum of rights as defined by the continuum of land rights is not allowed to be registered under the terms of the Land Registration Act. Nonetheless, the Ministry of Lands and Physical Planning launched a program to regularize tenure in informal regions, in collaboration with the Global Land Tool Network (UN-HABITAT) and with money from the World Bank, in order to regularize land tenure in slums and informal settlements. To record the rights within these unofficial regions, this program used the Social Tenure Domain Model, a technique for documenting a continuum of land rights (UN-Habitat, 2016).

People obtain property rights and land rights by registering as corporations or associations. The most common method involves savings and credit cooperatives, which purchase land on behalf of their members and then split it up among them according to the shares they own. Units and sectional plans within a complex, development, or scheme may be registered and owned in accordance with the Sectional Property Act of 1987. Anybody with a property interest can buy a portion, or portions of a common property's undivided part. Procedures for the forcible purchase of land are outlined in the Land Act 2012 (World Bank, 2020). In essence, this is the transfer of

private to public land. Compensation must be decided upon and paid before the government is completely presumed to possess the land.

The effectiveness of enforcing property rights is higher for properties that are correctly registered, where the necessary documents for property rights are accessible at the registrar's office (Kosec & Mo, 2017). Yet, this situation is not universal, as numerous landowners end up spending additional funds to protect their properties, which decreases the motivation for investing in land. Kenya is missing a structured property registry to monitor the development of properties. The registry managed by the Ministry of Lands, Housing, and Urban Development is primarily for the purpose of acquiring and documenting information related to land, but it does not provide detailed information such as property descriptions and values. This presents a significant obstacle for the city since there is no official registry to ensure that property developments comply with legal standards.

The legislation clearly outlines the procedures for establishing property rights and obtaining ownership of land. After these rights are established, they are protected unless it can be shown that they were obtained unlawfully or in an improper manner. The expense of the initial, one-time registration for a common urban property in Nairobi is relatively low when considering its value. Yet, these fees are still beyond the reach of many property owners, leading them to engage in the informal land market for property transactions.

There are currently no procedures in place to recognize property claims using evidence other than written documents. When other sorts of evidence are insufficient, the landowner must begin the process of establishing or rebuilding records to prove

ownership. According to Roy and Deininger (2018), established procedures for recording land and property records are insufficient to offer legal security of title to the majority of low-income individuals. The Global Land Network and the United Nations Habitat developed the Social Tenure Domain Model, a valuable resource for keeping track and recording land ownership rights derived from unofficial evidence. This approach has been applied in the Kenyan Informal Settlements Improvement Program to assist people living in informal regions and communities in formalizing their property ownership. The range of property rights covered by the tool suggests it can encompass a wide array of entitlements.

The spectrum of rights that fall between formal and informal land rights is known as the continuum of land rights (UNHABITAT, 2016). On the informal side, property rights cannot be enforced due to a lack of border marking and mapping. Since a proper survey of borders is necessary for land registration, many people choose to transact in unofficial land markets instead of registering their land because the survey expenses are too high. The protection and enforcement of land rights are made more difficult by this circumstance. The Land Act outlines contracts, transfers, and the transmission of rights in private land in Part IV, which offers standards for handling private land transactions.

2.2.3 Institutional Framework Policy on Land Reforms

The Land Act of 2012 assigns responsibility for land policy development and implementation to the Ministry of Lands and Physical Planning (Gichenje, Muñoz-Rojas & Pinto-Correia, 2019). In order to maintain quality control, the ministry is also in charge of regulating service providers and experts in land administration and

management, including surveyors, valuers, estate agents, and physical planners. The ministry is also in charge of keeping an eye on and assessing the performance of the land sector. The government's executive branch is represented by the Ministry.

Established by the National Land Commission Act, No. 5 of 2012, the National Land Commission is a constitutional authority designated by Article 67 of the Kenyan Constitution. The commission's main responsibility is to oversee public lands for the federal, state, and local governments (Djurfeldt, 2020). The commission provides advice to the Ministry of Lands regarding the recommendation of a National Land Policy. Other duties include researching land-related issues, promoting the use of conventional dispute resolution procedures in land disputes, monitoring and supervising land-use planning across the nation, and advising the national government on comprehensive programs for the registration of land titles. The responsibilities of the commission in the management and administration of public land are outlined in the Land Act No. 6 of 2012. The National Land Commission Act, No. 5 of 2012, which outlines the commission's authority and responsibilities, also lays out the commission's responsibilities.

Consultation was used in the development of Kenya's land policy, Sessional Paper No. 9, the 2010 Kenyan Constitution, and any ensuing land laws resulting from the two documents (Po & Hickey, 2018). In particular, the National Land regulatory provides a legal and regulatory framework intended to guarantee the upkeep of a land administration and management system. Even though the policy was enacted in 2009, it is still challenging to assess how its requirements are being monitored and put into practice. Every ten years, the policy will be evaluated and suggested by the commission.

In order to implement Article 184 of the Constitution and offer guidelines for the categorization, administration, and management of urban areas and cities, the Urban Areas and Cities Act was passed.

A Supreme Court decision from December 2, 2015 states that the commission's primary responsibility is to offer oversight. The decision argued in favor of a distinct division of labor between the departments responsible for developing policy and carrying it out through administration and land management. Among the many difficulties the National Land Commission encounters is severe underfunding.

2.2.4 Challenges Encountered in the Implementation of Urban Land Reforms

Mwangi and Mutua (2017) identify bureaucratic inefficiencies and corruption within local government offices as significant obstacles. Their research reveals that these issues result in prolonged processing times for land transactions and increased costs for residents. Despite these findings, there is a notable research gap in exploring the effectiveness of anti-corruption measures and streamlined administrative processes tailored to the specific context of Nairobi North Region.

Kariuki (2018) investigates the complications brought about by competing interests among local communities, private developers, and governmental organizations. This study highlights how these conflicts often lead to stalled projects and ineffective land use planning. The study points to a gap in research focused on developing comprehensive frameworks for conflict resolution and collaborative decision-making that may be applied in the Nairobi North Region context.

Njoroge and Wambui (2019) emphasize the impact of inadequate infrastructure and poor service delivery on the implementation of land reforms. Their study shows that the lack of basic amenities such as water, sanitation, and roads significantly hampers the development potential of reformed land areas. This suggests a gap in research on integrated infrastructure planning and its role in supporting successful land reform implementation in urban regions like Nairobi North.

A study by Leckie and Sim (2019) highlights the issue of inadequate financial resources as a major obstacle to the successful implementation of urban land reforms. Insufficient funding for land acquisition, infrastructure development, and community engagement activities can impede the progress of reform programs and limit their impact on addressing land tenure issues. A research gap identified in this study pertains to the strategies that can be employed to mobilize alternative funding sources and ensure sustainable financing mechanisms for urban land reform projects, particularly in resource-constrained settings.

Several studies have examined the challenges and opportunities associated with the implementation of urban land reforms. According to Mwangi and Uchida (2017), informal settlements and land grabbing have emerged as critical issues undermining equitable access to land and housing in the region. The authors argue that addressing these challenges requires a combination of policy interventions, including regularization of informal settlements and strengthening of land tenure systems.

Similarly, Olima and Mwangi (2019) emphasize the importance of community participation in the land reform process. Their study highlights the role of grassroots organizations and community-based initiatives in advocating for land rights and

holding authorities accountable. By empowering local communities, policymakers can ensure that land reforms are implemented in a manner that reflects the needs and priorities of the residents.

Ondieki et al. (2020) highlight the significance of governance mechanisms in ensuring the success of urban land reforms. Their research emphasizes the need for transparent and accountable land administration systems to prevent corruption and promote equitable distribution of land resources. By strengthening regulatory frameworks and enhancing institutional capacity, policymakers can create an enabling environment for sustainable urban development in the Nairobi North Region.

Additionally, Kabugi and Muchomba (2018) stress the importance of integrating land reforms into broader urban development strategies. Their study underscores the need for coordinated efforts across sectors such as housing, transportation, and environmental management to address the complex challenges facing urban areas. By adopting a holistic approach to land governance, policymakers can foster inclusive and resilient cities that promote the well-being of all residents.

According to a study by Patel (2017), one of the significant challenges encountered in the implementation of urban land reforms is the lack of effective coordination among various government agencies and stakeholders involved in the process. The fragmented approach to land governance often leads to conflicting policies, jurisdictional disputes, and overlapping mandates, creating barriers to seamless reform implementation. A research gap emerging from this study is the limited exploration of the specific mechanisms that can enhance inter-agency collaboration and streamline decision-making processes to overcome coordination challenges in urban land reform initiatives.

Furthermore, a research article by Li and Zhang (2018) underscores the challenge of resistance and opposition from vested interests, such as powerful land developers and influential elites, against progressive land reform measures. The entrenched political and economic interests often thwart efforts to enact transformative land policies and undermine the implementation of redistributive land tenure reforms. A research gap in this domain is the exploration of innovative advocacy strategies and coalition-building approaches that can counteract resistance from dominant stakeholders and promote inclusive decision-making processes in urban land governance.

2.3 Theoretical Framework

The research was guided by Theory of Land Administration. The theory is a framework used to understand and guide the processes and systems involved in managing land and its associated rights. It encompasses various components, principles, and practices that aim to ensure efficient, equitable, and sustainable land use and management.

2.3.1 Theory of Land Administration

The theory of land administration was developed by Prof. William J. Wilgus, an American civil engineer, in the early 20th century. His work laid the foundation for modern land administration practices, which involve the systematic management, allocation, and regulation of land resources within a given jurisdiction. The Theory of Land Administration represents a comprehensive framework aimed at effectively managing and regulating land resources within a specific geographical area. This theory acknowledges the critical importance of land in supporting various aspects of human existence, ranging from economic activities to social cohesion and environmental sustainability. One fundamental aspect of the Theory of Land Administration is the

establishment of robust Spatial Data Infrastructure (SDI). This involves the development of systems for collecting, organizing, and disseminating spatial data pertaining to land parcels, boundaries, and associated attributes. Through the use of technology like Geographic Information Systems (GIS), SDI gives stakeholders access to precise and current data that is necessary for making well-informed decisions on land management and planning procedures.

The Theory of Land Administration emphasizes the importance of land use planning and regulation. By formulating land use plans and zoning ordinances, policymakers can guide the spatial development of urban and rural areas in alignment with broader socioeconomic and environmental objectives. Effective land use planning balances competing interests, such as economic growth, environmental conservation, and social equity, while promoting sustainable land management practices.

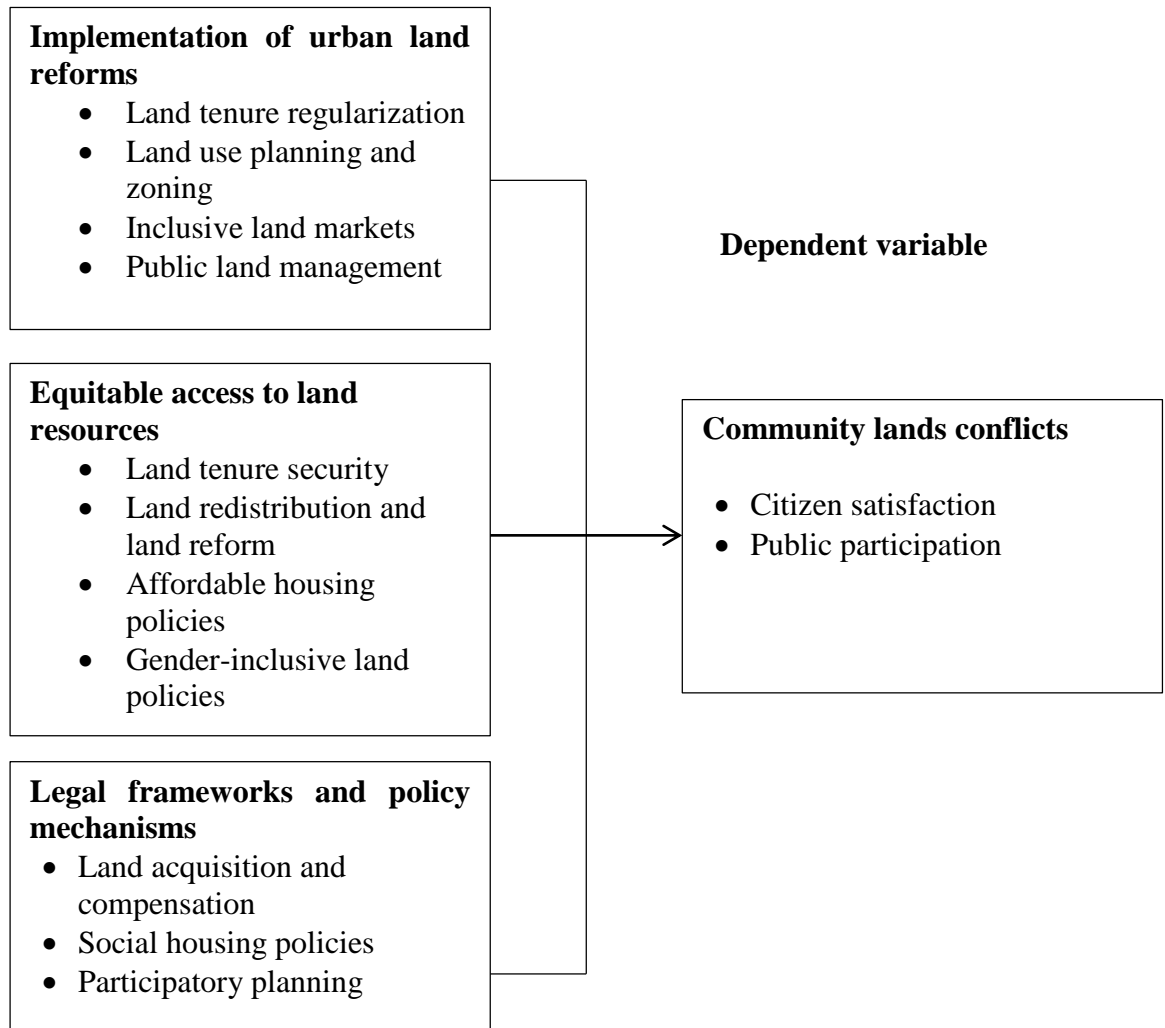
In addition to spatial planning, the theory underscores the significance of governance mechanisms in ensuring transparent, accountable, and inclusive land administration processes. Strong governance frameworks are essential for upholding the rule of law, preventing corruption, and resolving conflicts related to land rights and interests. By promoting stakeholder participation and adherence to established norms and regulations, effective governance enhances trust in land administration institutions and fosters social cohesion.

2.4 Conceptual Framework

A conceptual framework is made up of fundamental concepts and guidelines drawn from related fields of study that are used to structure additional conversations. It forms the basis for expected outcomes by depicting the association between independent and

dependent variables. The depicted relationship between variables in this study is illustrated in Figure 1.1.

Independent variables



Source: Researcher, (2024)

Figure 2.1 Conceptual Framework

2.5 Summary of Gaps in Literature

This section of the research study presents the summary of the literature and research gap of the study. The Table 2.1 presents the summary of literature review.

Table 2.1 Summary of Literature Review and Study Gaps

Author & Year	Title		Findings	Study gaps
Kosec and Mo (2017)	Challenges in tenure security, adverse selection, and liquidity in rural land markets in Rwanda.		The findings revealed that increasing pressure and demand for land resulted to land conflicts.	The research was done in Rwanda while the current study was done in Kenya
Gichenje, Muñoz-Rojas & Pinto-Correia, (2019)	Prospects and constraints in addressing land conflicts using Kenya's current land-use policy framework.		The study found that emphasizing property rights and land registration, rather than focusing solely on land use planning and readjustment, reduces land conflicts.	The research was conducted generally in Kenya while the existing research was done in Nairobi North Region.
Leckie & Sim, (2019)	Land management and land use planning		The results revealed that land use planning in Nairobi lacks effective implementation and monitoring.	The research did not address the design for implementing equitable land policies in Nairobi City County hence study gap.
Bidandi & Williams (2020)	Examining urban land, politics, and planning: A		The findings show that there have been significant policy efforts to	The research was conducted in Uganda while the existing

	critical evaluation of Kampala's urban sprawl.		reform the urban land sector, the actual implementation of these reforms has been slow and uneven.	research was done in Kenya to fill in the study gap.
Djurfeldt (2020)	Gender-specific land rights, legal reforms, and social norms amidst land fragmentation.		The results indicated that formalizing land rights could institutionalize gender discrimination by formalizing the customary land rights held by male landowners.	The research only utilized explanatory research design while the current study utilized descriptive research design.
Nzyoka et al. (2021)	Management of landscapes and sustainable land restoration in Tanzania		The study underscores the significance of involving and empowering communities in implementing urban land reforms.	The research was done in Tanzania while the current research was done in Kenya.

CHAPTER THREE: RESEARCH METHODOLOGY

3.1 Introduction

This section outlines the framework of the study, defines the key variables, describes the target participant group, specifies the sample size, and explains the participant selection process. It also addresses the preliminary study, evaluates the reliability and validity of the research instruments, details the information collection methods, outlines the data analysis procedures, and discusses the ethical considerations involved.

3.2 Research Design

The research utilized the descriptive survey research design. The design is suitable since it examined a current area where the occurrences or circumstances have already taken place. Besides pointing to the nature of relationships between variables, surveys help in establishing research purposes in large populations. The use of descriptive survey design in this study is effective in collecting information from respondents in various departments within an organization (Faulkner & Faulkner, 2019). The information gathered is mainly thoughts, opinions or experiences of respondents in their field of work.

3.3 Description of Research Variables

The variables of this research were dependent variable and independent variables. The dependent variable was community land conflicts and the independent variables were; implementation of urban land reforms, equitable access to land resources, and legal frameworks and policy mechanism.

3.4 Study Locale

The research was done in Nairobi City County specifically the Ardhi House. Nairobi City County serves as the capital city and is the largest urban center in the country. As the administrative, economic, and cultural hub of Kenya, Nairobi City County plays a pivotal role in shaping the nation's development trajectory. The county encompasses a diverse range of neighborhoods, from bustling central business districts to sprawling residential areas and informal settlements, reflecting the complex socio-economic dynamics characteristic of rapidly growing cities in the Global South. The land administration and management is situated at Ardhi House, a significant landmark and administrative center dedicated to overseeing land-related affairs within the county. Ardhi House serves as the headquarters of various government agencies responsible for land administration, including the Nairobi City County Government's Department of Lands and Physical Planning. This department plays a crucial role in regulating land use, facilitating land transactions, and implementing land policies aimed at promoting orderly urban development and ensuring equitable access to land resources.

3.5 Population of the Study

All of the participants that were taken into consideration for the investigation made up the study's population. Typically, the population consists of cases, items, or people who share similar traits. The study focuses on 30 Ministry of Lands employees as well as Nairobi City County clients. A total of 200 clients on average visit the land office in a given week. Table 3.1 shows that 230 respondents are the research's target population.

Table 3.1 Target Population

Category	Population
Physical planners	5
Land registrars	5
Surveyors	5
Land adjudication and settlement officers	5
Targeted clients	200
Total	230

Source: Ministry of Lands, Public Works, Housing, and Urban Development, 2023

3.6 Sample Size and Sampling Process

A sample is a portion of the population selected so that its members have characteristics similar to those of the group from which it was drawn (Asenahabi, 2019). Tobi and Kampen (2018) define sampling as the process of choosing and analyzing a small number of distinct objects or occasions in order to gather information about the population at large, from which they were subsequently chosen at random. Because of the population's heterogeneity, the study chooses respondents through stratified random sampling.

The sample size was examined using the Yamane formula $n = N / (1 + N(e)^2)$

Where: n – Sample size

N- Population

e - Margin of error ($\pm 5\%$)

$$n = 200 / (1 + 200(5\%)^2)$$

n= 133 respondents

Table 3.2 Target Population and Sample Size

Category	Population	Sample size
Physical planners	5	5
Land registrars	5	5
Surveyors	5	5
Land adjudication and settlement officers	5	5
Targeted clients	200	133
Total	230	153

Source: Ministry of Lands, Public Works, Housing, and Urban Development, 2023

3.7 Data Collection Instruments

A questionnaire was utilized in the study to gather data. The questionnaire was given to the chosen participants. According to Wa-Mbaleka's (2019) hypothesis, a questionnaire could quickly reach a significant number of responders. The tool was impartial, provided a sense of secrecy, and allowed respondents the time to complete the items. Data from questionnaires were both quantitative and qualitative. The questionnaire had five sections; A, B, C, D, and E. A collected demographic information of participants while B collected data on the implementation of urban land reforms. C collected data on how urban land reforms contributed to equitable access to land resources. D collected data on the legal frameworks and policy mechanisms governing urban land reforms, and E collected data on the challenges and barriers encountered in the execution of urban land reforms.

3.8 Pilot Study

To assess the validity of the research tool, a pilot study was carried out in Nairobi City County. This pilot involved 10 employees from the Ministry of Lands, who did not

participate in the subsequent data collection. According to Connelly (2008), a sample size of 5-10% of the total population is adequate for a pilot study. The objective of this pilot study was to evaluate the accuracy and reliability of the research instruments. This assisted in making corrections in the questionnaire before the actual research. Piloting also helped in pretesting the research instruments to ensure clarity of instructions as well as appropriateness of the duration of filling the questionnaire.

3.8.1 Validity

The validity of a research instrument refers to how well it measures its intended variables (Andrade, 2018). In this study, expert opinions were sought from the study supervisor and lecturers in the Department of Public Policy and Administration to assess the instrument's validity. This process facilitated adjustments and refinements to the research instrument as necessary, enhancing its overall validity.

3.8.2 Reliability

The extent to which research tools produce consistent outcomes after multiple trials is known as reliability (Sürücü & Maslakçi, 2020). To assess the reliability of the survey instrument's items and their effectiveness in measuring and improving the reliability of the variables derived from aggregated scales, the average correlation or internal consistency was evaluated using Cronbach's alpha. This coefficient, which ranges from 0 to 1, was employed by the researcher. A reliability threshold of 0.7 or higher was established, indicating that the research tools were considered reliable if this level was achieved.

3.9 Data Analysis

Data was sorted out, coded, and summarized for easy analysis. Both qualitative and quantitative data were gathered. Qualitative data was organized according to the objectives that guided the study. Themes were formed based on the analysis. Quantitative data was analyzed descriptively and inferentially with the aid of Statistical Package for Social Science (SPSS v. 26). The frequency tables, percentages, mean, and standard deviation were among the descriptive statistics.

Regression was an inferential statistical measure that was suitable in this study because it established the impacts of urban land reforms on community land conflicts. The researcher performed multiple regression with a 95% confidence level. The general multiple regression approach, as shown in the form below, was used:

$$Y = \beta_0 + \beta_1X_1 + \beta_2X_2 + \beta_3X_3 + \varepsilon$$

Where;

Y= Community land conflicts

β_0 - intercept coefficient

X_1 – Implementation of urban land reforms

X_2 – Equitable access to land resources

X_3 – Legal frameworks and policy mechanism

$\beta_1, \beta_2,$ and β_3 = regression coefficients

ε_i - error term (extraneous variables)

3.10 Ethical Considerations

The researcher obtained approval from the Graduate School of Kenyatta University. Additionally, permission was sought from NACOSTI (the National Commission for

Science, Technology, and Innovation). The researcher visited the Ardhi Headquarter in advance to book an appointment and date for data gathering. Before beginning data gathering, the researcher obtained the respondents' informed consent. Since participant identities weren't disclosed (instead, codes were provided), information was kept secret and respondents' anonymity was guaranteed. Additionally, the researcher made sure that the ministry's regular schedule was not too disrupted.

CHAPTER FOUR

RESEARCH FINDINGS AND DISCUSSIONS

4.1 Introduction

This section outlines the results of the research on the effect of urban land reforms on community land disputes in the Nairobi North Region of Kenya. It includes an overview of the respondents' background information and the conclusions drawn from the analysis in relation to the research's objectives. The results are discussed using both descriptive and inferential statistics.

4.2 Response Rate

The researcher administered 153 questionnaires to the selected participants. In total, 140 completed questionnaires were returned to the researcher, resulting in a response rate of 91.5%, which is deemed satisfactory for the study. This aligns with the recommendations of Gephart and Saylor (2020), who suggest that a response rate of 50% is adequate for analysis, 60% is considered good, and anything above 70% is excellent. Therefore, this study achieved a notably high response rate. The findings are summarized in Table 4.1.

Table 4.1 Response Rate

Response Rate	Frequency	Percentage
Response	140	91.5
Non Response	13	8.5
Total	153	100

Source: Field Data (2024)

4.3 Reliability Results

The internal consistency and reliability of the questionnaire were evaluated using the Cronbach's Alpha coefficient, which was established at 0.7 for this study. The following section presents the reliability results for each variable.

Table 4.2 Reliability Tests Results

Research variables	Alpha Score	No. of Items	Remarks
Implementation of urban land reforms	0.768	7	Reliable
Equitable access to land resources	0.792	7	Reliable
Legal frameworks and policy mechanism	0.776	7	Reliable
Community lands conflicts	0.782	6	Reliable

Source: Field Data (2024)

The results in Table 4.2 show that implementing urban land reforms resulted in an alpha score of 0.768 with seven items, indicating good dependability. Equitable access to land resources ($\alpha = 0.792$, 7 items), legal frameworks and policy mechanisms ($\alpha = 0.776$, 7 items), and communal lands conflicts ($\alpha = 0.782$, 6 items) all showed reliable results based on alpha ratings. According to Gliem & Gliem (2003), Cronbach's alpha values greater than 0.7 suggest strong internal consistency dependability inside a scale. These findings are consistent with previous research on the reliability levels for research scales in financial contexts (Kennedy, 2022).

4.4 Demographic Information

To gain insight into the participants' characteristics, the investigator asked them to provide some fundamental information. This section outlines the results related to gender, age, educational background, and professional experience. The findings are detailed below:

4.4.1 Gender of the Participants

The aim of the research was to analyse the gender distribution among participants. To do this, respondents were required to select either the male or female option to indicate their gender. The outcomes regarding gender distribution are exhibited in Table 4.3.

Table 4.3 Gender Distribution of the Participants

Gender	Frequency	Percentage
Male	77	55.0
Female	63	45.0
Total	140	100

Source: Field Data (2024)

The results in Table 4.3 on reveal that the majority of participants were male, comprising 55.0% (77 respondents), while females made up 45.0% (63 respondents) of the total sample. The slightly higher representation of male respondents in this study may reflect the traditional land tenure systems in Kenya, where men typically hold primary rights to land, particularly in community and public land contexts (Nzomo, 2020). Section 27(8) of the Kenyan Constitution states that elective or appointed bodies shall have a majority of members of the same gender. In this regard, no gender accounted for more than 66.7 percent of all responses, or two-thirds of total poll

participants. The participation of women in this study allows for a more inclusive understanding of how urban land reforms affect both men and women. It highlights the need to assess whether reforms are creating tangible improvements for women, who have historically been marginalized in land ownership and decision-making. Women's perspectives are particularly crucial in public and community land management, as they often use land for both subsistence farming and household livelihoods (FAO, 2017).

4.4.2 Age of Participants

The age of participants plays a noteworthy role in shaping perspectives on the effect of urban land reforms on public and community lands, particularly in complex urban contexts like the Nairobi North Region of Kenya. The demographic distribution by age may influence attitudes towards reform processes, perceptions of land rights, and the importance placed on community engagement in land management. The research aimed to explore age distribution of the participants where the outcomes were tabulated in Table 4.4.

Table 4.4 Distribution of Participants by Age Category

Age Category	Frequency	Percentage
18 – 25 years	9	6.4%
26 – 35 years	38	27.1%
36 – 45 years	46	32.9%
46 – 55 years	27	19.3%
Above 55 years	20	14.3%
Total	140	100

Source: Field Data (2024)

The age distribution of participants, as presented in Table 4.4, reveal that majority of participants fall within the age range of 36–45 years (32.9%), followed by those aged 26–35 years (27.1%), and 46–55 years (19.3%). The remaining respondents are from the age categories 18–25 years (6.4%) and above 55 years (14.3%). This varied age distribution is significant in understanding how urban land reforms are perceived and experienced by different generations, each with unique perspectives on land use, access, and ownership. The 36–45 years age group, which represents the largest portion of respondents, likely reflects individuals who are actively involved in land transactions, either through purchasing or leasing land, or engaging in land-related investments. This age group is typically at the peak of economic activity and family responsibilities, making land access crucial for both personal and economic reasons (Republic of Kenya, 2017).

4.4.3 Level of Education

Education may influence individuals' understanding of land policies, their advocacy for rights, and their engagement in reform processes. The study aimed to determine the educational level of participants. The outcomes were displayed in Table 4.5.

Table 4.5 Level of Education

Category	Frequency	Percentage
Diploma	25	17.9%
Bachelor's degree	58	41.4%
Master's degree	41	29.3%
PhD	16	11.4%
Total	140	100

Source: Field Data (2024)

The findings in Table 4.5 reveal that a significant portion of the participants hold a Bachelor's degree (41.4%), followed by those with a Master's degree (29.3%), a Diploma (17.9%), and a PhD (11.4%). Education plays a crucial role in shaping individuals' awareness, understanding, and engagement with land reforms, particularly in urban settings where the complexity of land policies requires informed decision-making (Obala & Mattingly, 2022). The large proportion of respondents with Bachelor's and Master's degrees suggests that many of those involved in this study have a strong educational background, which may influence their ability to comprehend and actively participate in discussions about land reforms. Higher education is often associated with greater access to information, critical thinking skills, and the ability to engage with policy processes. As such, individuals with advanced education are likely to be more aware of the legal frameworks and policy mechanisms governing urban land reforms and how these reforms impact public and community lands in Nairobi North (Mwathane, 2019). This is particularly important in a region where urbanization pressures have increased competition for land, making informed participation essential for ensuring equitable land access and proper land use management.

4.4.4 Working Experience

The duration and nature of individuals' employment may shape their understanding of land issues, community engagement, and overall attitudes toward reform initiatives. The participants were requested to specify how long they had been in the management and administration of land. The results are displayed in Table 4.6.

Table 4.6 Working Experience

Category	Frequency	Percentage
1 – 5 years	17	12.1%
6 – 10 years	56	40.0%
11 – 15 years	40	28.6%
Above 15 years	27	19.3%
Total	140	100

Source: Field Data (2024)

The distribution of participants by working experience, as presented in Table 4.6, reveal that majority of respondents have between 6 and 10 years of working experience (40.0%), followed by those with 11 to 15 years (28.6%), those with more than 15 years of experience (19.3%), and a smaller group with 1 to 5 years of experience (12.1%). This range of work experience is significant in understanding how various professionals whether in land administration, policy-making, or community leadership view and interact with urban land reforms. The group with 6–10 years of experience, comprising 40% of respondents, likely represents professionals who are in the mid-point of their careers, actively engaged in the land management, urban planning, or real estate sectors. This demographic is likely to have practical experience with the application and challenges of land reforms in the urban context. As Nairobi North continues to experience rapid urbanization, professionals in this category may be deeply involved in the implementation of policies aimed at improving access to and the management of public and community lands. Their moderate experience allows them to understand both the theoretical underpinnings of urban land reforms and the practical obstacles that arise during implementation, such as land disputes, regulatory delays, or issues with public awareness (Kinuthia, Majale & Letema, 2021). As such, this group’s insights are

critical in assessing the effectiveness of land reforms in promoting equitable access and sustainable land use practices.

4.5 Descriptive Statistics

4.5.1 Implementation of Urban Land Reforms on Community Lands Conflicts

Evaluating the impact of urban land reforms on community land conflicts in the Nairobi North Region was the study's primary goal. On a scale of 1 to 5, where 1 denoted strong disagreement and 5 denoted strong agreement, participants were asked to score how much they agreed with a variety of statements about the execution of these changes and their impact on local land conflicts. The outcomes are exhibited in Table 4.7.

Table 4.7 Descriptive statistics on Implementation of Urban Land Reforms

Statements	n	Mean	Std. Dev
Active involvement of communities in the land reform process enhances the acceptability and effectiveness of the reforms.	140	3.63	0.761
Implementation of urban land reforms aims to address issues of land tenure, ownership, and utilization in Nairobi.	140	3.71	0.798
Effective land reforms significantly reduce conflicts over public and community lands.	140	3.69	0.776
Ensuring secure land tenure for communities helps in minimizing disputes and promoting social stability.	140	3.85	0.818
Transparency in land administration processes builds trust and reduces conflicts among stakeholders.	140	3.65	0.763
Proper land use planning and zoning regulations are fundamental components of successful urban land reforms.	140	3.58	0.754
A robust regulatory framework is essential for the successful implementation of urban land reforms.	140	3.67	0.769
Average scores		3.68	0.777

Source: Field Data (2024)

The outcomes in Table 4.7 provide the participants' perceptions regarding the implementation of urban land reforms in Nairobi North Region, Kenya. The analysis reveals generally positive attitudes toward various aspects of urban land reforms, with mean scores ranging from 3.58 to 3.85 on a 5-point Likert scale, indicating agreement with the presented statements. The standard deviations, which range from 0.754 to 0.818, suggest a relatively moderate variation in the responses, reflecting a consensus among respondents on these critical aspects of land reform.

The mean score of 3.63 suggests that respondents moderately agree that active community involvement enhances the acceptability and effectiveness of urban land reforms. This finding aligns with the work of scholars such as Obala and Mattingly (2014), who argue that land reforms are more likely to succeed when communities actively participate in the decision-making process. Community participation ensures that local needs and concerns are addressed, increasing the legitimacy of reforms and reducing potential conflicts over land use. In Nairobi North Region, where land conflicts and disputes over public and community lands are common, involving communities in reforms can help mitigate tensions by fostering a sense of ownership and responsibility over land resources.

The participants agreed that implementation of urban land reforms aims to address issues of land tenure, ownership, and utilization in Nairobi (Mean = 3.71, Std. Dev = 0.798). These findings are consistent with the observations of Wily (2018), who notes that land tenure security is one of the central pillars of urban land reforms in Kenya. By clarifying ownership rights and providing legal frameworks for land use, urban land reforms in Nairobi seek to resolve historical ambiguities and conflicts over land,

particularly in densely populated regions like Nairobi North. Secure land tenure is essential for promoting equitable access to land, reducing informal settlements, and enhancing land use planning.

Respondents moderately agree that effective land reforms can reduce conflicts over public and community lands (Mean = 3.69, Std. Dev = 0.776). This aligns with findings from Mwathane (2019), who argues that land conflicts in urban areas, particularly in Nairobi, often stem from unclear land tenure systems and overlapping claims to public and community lands. By implementing reforms that clarify land ownership, improve dispute resolution mechanisms, and promote transparency, Nairobi North can reduce the frequency and intensity of land-related conflicts. The moderate variation in responses suggests that while most respondents agree on the importance of land reforms in reducing conflicts, some may have reservations based on specific challenges they have observed in their communities.

The statement that ensuring secure land tenure for communities minimizes disputes and promotes social stability received the highest level of agreement (Mean = 3.85; Std. Dev = 0.818). This underscores the critical role of land tenure security in fostering long-term stability, a point emphasized by Obala and Mattingly (2014). In Nairobi North, where land disputes often lead to social unrest, securing land tenure for both public and private landholders is essential for building trust and stability among communities. Scholars like Wily (2018) have also stressed that without clear and secure land rights, communities are vulnerable to displacement, land grabbing, and other forms of exploitation, which can exacerbate social tensions.

Respondents agree that transparency in land administration processes is crucial for building trust and reducing conflicts among stakeholders (Mean = 3.65; Std. Dev = 0.763). This finding concurs with the views of scholars like Kanyinga (2013), who emphasize that lack of transparency in land allocation and management often leads to mistrust and conflicts, particularly in urban areas where land is scarce. By making land administration processes open and accessible to the public, urban land reforms can prevent corruption, ensure fair distribution of land resources, and improve stakeholder relations in Nairobi North.

The importance of proper land use planning and zoning regulations received a moderate level of agreement (Mean = 3.58; Std. Dev = 0.754). Respondents acknowledge that land use planning is fundamental to the success of urban land reforms, a view supported by various urban planning scholars (Mwathane, 2019). Proper zoning ensures that land is used efficiently and sustainably, helping to prevent informal settlements, environmental degradation, and land conflicts. In Nairobi North, where rapid urbanization has strained available land resources, effective zoning is critical for balancing residential, commercial, and public land needs.

Finally, respondents agree that a robust regulatory framework is necessary for the successful implementation of urban land reforms (Mean = 3.67; Std. Dev = 0.769). This finding is in line with the views of Obala and Mattingly (2022), who argue that without strong legal and institutional frameworks, land reforms are unlikely to succeed. In Nairobi North, a comprehensive regulatory framework is essential for addressing land disputes, ensuring compliance with land use policies, and facilitating equitable access to land. Such a framework must be flexible enough to adapt to the unique challenges

faced by different communities while remaining enforceable to prevent exploitation and corruption.

4.5.2 Equitable Access to Land Resources and Community Lands Conflicts

The objective two was to assess the impact of equitable access to land resources on community lands conflicts in Nairobi North Region. Participants were asked to rate their level of agreement with various statements regarding equitable access to land resources and its effects on conflicts over communal lands, using a scale from 1 to 5, where 1 represents strong disagreement and 5 represents strong agreement. The means and standard deviations were computed, and the results are presented in Table 4.8.

Table 4.8 Descriptive Statistics for Equitable Access to Land Resources

Statements	n	Mean	Std. Dev
Equitable access to land resources is essential for sustainable development and social harmony within the Nairobi North Region.	140	3.94	0.823
Providing equitable access to land resources lead to economic empowerment of marginalized communities.	140	3.67	0.697
Ensuring fair distribution of land resources promotes social equity and reduces disparities among different groups.	140	3.69	0.712
Equitable access to land help in mitigating conflicts over public and community lands.	140	3.81	0.753
Fair access to land resources enhances efficient utilization and management of these resources.	140	3.86	0.768
Equitable land access is a key component of effective urban planning and development strategies.	140	3.74	0.745
Fair land distribution supports environmental sustainability by promoting responsible land use practices.	140	3.60	0.684
Average scores		3.76	0.740

Source: Field Data (2024)

Table 4.8 provides valuable insights into perceptions regarding equitable access to land resources and its effect on urban land reforms, particularly in the Nairobi North Region, Kenya. The mean scores of the respondents, which range from 3.60 to 3.94, indicate a moderate to strong agreement with the various statements about the importance of equitable land access. These findings underscore the significance of fair land distribution in promoting sustainable development, social harmony, and effective land use management in urban areas.

The respondents agreed that equitable access to land resources is essential for sustainable development and social harmony within the Nairobi North Region (Mean = 3.94, Std. Dev = 0.823). This finding concurs with Musyoka (2021), who argues that equitable land distribution reduces social disparities and enhances inclusivity, especially in urban areas where land is scarce. In Nairobi North, urban land reforms that prioritize equitable access are essential in addressing the historical imbalances and fostering a sense of belonging among all residents. By promoting social cohesion through equitable land access, the reforms help reduce the likelihood of conflicts that have historically plagued land management in Kenya.

The participants agreed that providing equitable access to land resources leads to economic empowerment of marginalized communities (Mean = 3.67, Std. Dev = 0.697). This is supported by recent findings from Gachanja and Murimi (2021), who emphasize that land ownership and access are critical to economic development for historically disenfranchised groups. In Nairobi North, where informal settlements are prevalent, ensuring equitable access to land through reforms can help marginalized groups secure land tenure, enabling them to participate in the formal economy. This

leads to greater economic opportunities, including access to credit and the ability to invest in land-based ventures, ultimately improving the economic well-being of these communities.

Further, the respondents agreed that ensuring fair distribution of land resources promotes social equity and reduces disparities among different groups (Mean = 3.69, Std. Dev = 0.712). This view aligns with the work of Ochieng and Wamalwa (2020), who argue that land reforms must aim to correct historical land injustices to reduce socio-economic disparities. In Nairobi North, urban land reforms that emphasize fair distribution are essential for mitigating the entrenched inequalities between affluent and disadvantaged communities. By addressing these imbalances, the reforms can contribute to creating a more inclusive society, where land is not concentrated in the hands of a few but is distributed in a way that benefits the broader community.

The respondents agreed that equitable access to land helps in mitigating conflicts over public and community lands (Mean = 3.81, Std. Dev = 0.753). This is consistent with the findings of Njiru and Wekesa (2022), who note that land disputes often arise from inequities in access and ownership, particularly in urban settings. In Nairobi North, where competition for land is high, reforms that promote equitable access are crucial in preventing conflicts over public and community lands. By ensuring that all groups, including marginalized ones, have access to land, these reforms help reduce the tensions that often lead to disputes and unrest.

The participants strongly agreed that fair access to land resources enhances efficient utilization and management of these resources (Mean = 3.86, Std. Dev = 0.768). This is in line with the research by Karanja and Wanyeki (2022), who suggest that fair access

encourages responsible land use practices. In Nairobi North, land reforms that ensure equitable access encourage landowners to invest in and manage their land more sustainably. When land is distributed fairly, there is less likelihood of underutilization or over-exploitation, leading to more productive and environmentally sustainable land use practices.

The outcomes revealed that most participants agreed that equitable land access is a key component of effective urban planning and development strategies (Mean = 3.74, Std. Dev = 0.745). This is supported by the work of Mutai and Mwangi (2020), who argue that equitable land distribution must be integrated into urban planning policies to ensure balanced growth. In Nairobi North, urban land reforms that incorporate equitable access contribute to more inclusive urban development. Such reforms ensure that land is allocated for various essential functions, including housing, infrastructure, and public spaces, while preventing the emergence of informal settlements that undermine long-term urban planning goals.

Finally, the respondents agreed that fair land distribution supports environmental sustainability by promoting responsible land use practices (Mean = 3.60, Std. Dev = 0.684). This finding concurs with Njoroge and Muthiani (2021), who argue that fair access to land incentivizes responsible land use, reducing environmental degradation. In Nairobi North, where rapid urbanization has led to significant environmental challenges, equitable land reforms that encourage sustainable land management practices are vital.

4.5.3 Legal Frameworks and Policy Mechanisms on Community Lands Conflicts

The objective three was to examine the impact of legal frameworks and policy mechanisms on community lands conflicts in Nairobi North Region. The participants were requested to rate their agreement with various statements about legal frameworks and policy mechanisms and their influence on conflicts over community lands, using a scale from 1 (strongly disagree) to 5 (strongly agree). The mean scores and standard deviations were calculated, and the outcomes are exhibited in Table 4.9.

Table 4.9 Descriptive statistics on Legal Frameworks and Policy Mechanisms

Statements	n	Mean	Std. Dev
Strong legal frameworks are essential for the protection of public and community lands.	140	3.87	0.782
Effective policy mechanisms ensure the implementation and enforcement of land protection laws.	140	3.75	0.726
Policy mechanisms regulate land use and ensure sustainable development practices.	140	3.79	0.744
Legal frameworks safeguard land rights and prevent illegal encroachments and land grabbing.	140	3.83	0.775
Robust legal frameworks provide mechanisms for resolving land disputes efficiently.	140	3.91	0.794
Inclusive policy mechanisms promote community participation in land governance.	140	3.77	0.741
Legal and policy measures protect environmentally sensitive areas from degradation.	140	3.74	0.763
Average scores		3.81	0.761

Source: Field Data (2024)

Table 4.9 presents descriptive statistics on the perceptions of respondents regarding the importance of legal frameworks and policy mechanisms in safeguarding public and community lands in the Nairobi North Region. The mean scores range from 3.74 to 3.91, reflecting a high level of agreement on the significance of strong legal and policy

frameworks in managing urban land reforms. The standard deviations suggest a moderate spread of opinions, with relatively strong consensus among respondents.

The respondents agreed that strong legal frameworks are essential for the protection of public and community lands (Mean = 3.87, Std. Dev = 0.782). This shows that effective legal structures are crucial for mitigating conflicts over land rights, particularly in urban settings where pressures from development are significant. This finding is consistent with Wanjiku and Kinyua (2021), who argue that without a robust legal framework, public lands are vulnerable to illegal encroachments and exploitation. In the Nairobi North Region, legal frameworks are essential in ensuring that reforms are implemented effectively and that land is preserved for public use. Additionally, these frameworks provide the foundation for monitoring land use practices and addressing cases of unlawful occupation, which is a significant concern in urban land management.

The participants agreed that effective policy mechanisms ensure the implementation and enforcement of land protection laws (Mean = 3.75, Std. Dev = 0.726). This indicates that the implementation and enforcement of land protection laws are viewed as paramount. According to Mwangi and Omondi (2020), policy mechanisms are vital for translating legal provisions into actionable outcomes that protect land resources. In Nairobi North, urban land reforms depend on strong policy frameworks that guide the practical aspects of land governance. These mechanisms enable authorities to enforce zoning regulations, prevent land grabbing, and ensure that public lands are used for intended purposes. Effective policies also facilitate regular monitoring and evaluation, thus ensuring long-term sustainability of urban land reforms.

The respondents agreed that policy mechanisms regulate land use and ensure sustainable development practices (Mean = 3.79, Std. Dev = 0.744). This finding aligns with the work of Kamau and Mutua (2022), who emphasize the role of urban land policies in preventing environmental degradation and promoting responsible land use practices. In Nairobi North, where rapid urbanization often leads to unregulated land use, effective policy mechanisms are necessary to balance development needs with environmental preservation. These policies ensure that land is utilized efficiently, preventing informal settlements and supporting planned urban growth in line with sustainable development goals.

The findings agreed that legal frameworks safeguard land rights and prevent illegal encroachments and land grabbing (Mean = 3.83, Std. Dev = 0.775). This observation is consistent with Ndungu and Kihika (2021), who argue that weak legal systems allow for land grabbing and encroachment, particularly in urban areas. In Nairobi North, urban land reforms require robust legal frameworks that protect both public and community lands from illegal appropriation. Legal provisions for land ownership and tenure security are fundamental in minimizing disputes over land and ensuring that public spaces remain accessible to the communities for which they are intended.

The findings demonstrate a strong consensus that robust legal frameworks provide mechanisms for resolving land disputes efficiently (Mean = 3.91, Std. Dev = 0.794). This finding is in line with studies by Otieno and Wanjala (2022), who highlight the role of land courts and alternative dispute resolution (ADR) mechanisms in managing land conflicts. In Nairobi North, where land disputes often arise due to overlapping claims or informal settlements, legal frameworks provide the necessary structures for

resolving these issues swiftly and fairly. Efficient resolution mechanisms help prevent protracted legal battles, reduce social tensions, and ensure that land reforms are implemented smoothly.

The participants agreed that inclusive policy mechanisms promote community participation in land governance (Mean = 3.77, Std. Dev = 0.741). This perspective is supported by the work of Kariuki and Ochieng (2023), who argue that involving communities in the land reform process leads to more effective and acceptable outcomes. In Nairobi North, urban land reforms that include the participation of local communities are more likely to succeed, as they reflect the interests and needs of the residents. By ensuring that community voices are heard, policy mechanisms help build trust and cooperation between authorities and citizens, thus enhancing the legitimacy of land reforms.

The respondents agreed that legal and policy measures protect environmentally sensitive areas from degradation (Mean = 3.74, Std. Dev = 0.763). This finding concurs with Ndung'u and Njoroge (2021), who argue that legal frameworks must prioritize environmental conservation in urban planning. In Nairobi North, urban land reforms that incorporate environmental protection clauses are crucial for preventing the degradation of vital ecosystems, such as riverbanks and wetlands. Such protections are necessary to mitigate the negative impacts of urban sprawl, pollution, and deforestation, ensuring that Nairobi's natural resources are preserved for future generations.

4.5.4 Community Lands Conflicts

The participants were requested to rate their level of agreement with each statement related to community land conflicts on a scale from 1 to 5, where 1 represented

"strongly disagree" and 5 indicated "strongly agree." The means and standard deviations were then calculated, and the results are exhibited in Table 4.10.

Table 4.10 Descriptive Statistics on Community Lands Conflicts

Statements	n	Mean	Std. Dev
Public and community land conflicts are prevalent in the Nairobi North Region, affecting social and economic stability.	140	3.74	0.768
The main causes of land conflicts include unclear land tenure, land grabbing, and inadequate legal frameworks.	140	3.65	0.695
The government's role is crucial in resolving and preventing land conflicts through effective policies and enforcement.	140	3.56	0.624
Weak or outdated legal frameworks contribute to the persistence of land conflicts.	140	3.67	0.703
Poor land administration practices, including corruption and lack of transparency, exacerbate land conflicts.	140	3.53	0.638
Active involvement of communities in land governance helps in preventing conflicts.	140	3.71	0.719
Average		3.64	0.691

Source: Field Data (2024)

Table 4.10 presents descriptive statistics on the perceptions of respondents regarding the prevalence, causes, and solutions to community land conflicts in Nairobi North Region. The findings indicate that respondents generally agree that land conflicts are a significant issue, and various factors contribute to the persistence of these conflicts. The mean scores range from 3.53 to 3.74, reflecting a moderate to strong agreement on the issues discussed.

The respondents agreed that public and community land conflicts are prevalent in the Nairobi North Region, affecting social and economic stability (Mean = 3.74, Std. Dev

= 0.768). In the Nairobi North Region, these conflicts often manifest in informal settlements and disputes over public land allocation, which directly affect residents' ability to engage in productive economic activities and foster social cohesion. These findings are consistent with Nzioka and Gachara (2021), who observed that unresolved land disputes often disrupt local economies and increase tensions between communities. The prevalence of these conflicts indicates the need for more comprehensive urban land reforms that address the root causes of land disputes.

Respondents also strongly agreed the main causes of land conflicts include unclear land tenure, land grabbing, and inadequate legal frameworks (Mean = 3.65, Std. Dev = 0.695). This finding is supported by Ndungu and Njoroge (2022), who argue that unclear land tenure systems create confusion over ownership and rights, leading to conflicts. Furthermore, the issue of land grabbing is particularly problematic, as it often involves influential individuals or groups exploiting loopholes in the legal framework, thus perpetuating land disputes. These observations underline the necessity for reforms that provide clearer tenure systems and stronger legal protections for public and community lands.

The participants agreed that government's role is crucial in resolving and preventing land conflicts through effective policies and enforcement (Mean = 3.56, Std. Dev = 0.624). Strengthening government capacity and commitment to enforcing land reforms is essential for mitigating conflicts and promoting stable land governance in urban areas. This aligns with the findings of Wambua and Mutua (2023), who emphasize the importance of government intervention through policy enforcement and dispute resolution mechanisms. In Nairobi North, government agencies are responsible for

implementing land reforms and enforcing laws that regulate land use. However, the effectiveness of these interventions is often hindered by corruption, inefficiency, and a lack of resources.

The respondents agreed that weak or outdated legal frameworks contribute to the persistence of land conflicts (Mean = 3.67, Std. Dev = 0.703). This is consistent with Mugo and Wanjiru (2020), who argue that the legal frameworks governing land in Kenya have not kept pace with the realities of rapid urbanization and population growth. In the Nairobi North Region, the legal frameworks often lack clarity on land ownership, boundaries, and public land management, creating loopholes that allow conflicts to persist. Reforming these frameworks to reflect current urban dynamics is crucial for reducing disputes over public and community lands.

Respondents also agreed that poor land administration practices, including corruption and lack of transparency, exacerbate land conflicts (Mean = 3.53, Std. Dev = 0.638). This concurs with Kinyanjui and Gikandi (2022), who argue that corruption within land administration bodies is one of the leading causes of land disputes in urban areas. In Nairobi North, ineffective land administration often results in double allocations, falsification of land records, and slow adjudication of land disputes. Reforming land administration practices by improving transparency, reducing bureaucratic inefficiencies, and tackling corruption is essential for resolving these conflicts.

The findings agreed that active involvement of communities in land governance helps in preventing conflicts (Mean = 3.71, Std. Dev = 0.719). This finding supports the conclusions of Muthoni and Ochieng (2021), who noted that active community participation in land governance enhances trust and cooperation, thereby reducing the

likelihood of disputes. In the Nairobi North Region, urban land reforms that integrate community participation are more likely to be successful, as they ensure that the voices and concerns of local residents are considered in land allocation and management processes. This inclusive approach helps build a sense of ownership and accountability, making communities more invested in upholding land reforms.

4.6 Inferential Statistics

The researcher did a regression analysis to explore the effects of urban land reforms on conflicts concerning community lands in the Nairobi North Region of Kenya. The outcomes from the ANOVA, Model Summary, and regression coefficients are outlined in the succeeding sections.

4.6.1 Model Summary

Table 4.11 exhibits the results regarding the coefficient of correlation (R) as well as the adjusted coefficient of determination (R²)

Table 4.11 Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	0.729	0.531	0.526	0.116

a. Predictors: (Constant), Implementation of urban land reforms, equitable access to land resources, legal frameworks and policy mechanism

b. Dependent Variable: Community lands conflicts

Source: Field Data (2024)

The results exhibited in Table 4.11 show that R-value of 0.729 designates a strong positive correlation between the independent variables (implementation of urban land reforms, equitable access to land resources, legal frameworks, and policy mechanisms) and the dependent variable (community land conflicts). This value suggests that these

factors collectively have a significant relationship with the occurrence of land conflicts in the region. These findings are consistent with those of Ndungu and Mwangi (2022), who also found that urban land reforms and equitable land access are key determinants of conflict resolution in urban areas. The strong correlation highlights the importance of reforming these variables to mitigate land disputes, particularly in rapidly urbanizing regions like Nairobi North.

The R Square value of 0.531 means that approximately 53.1% of the variance in community land conflicts can be explained by the implementation of urban land reforms, equitable access to land resources, and legal frameworks and policy mechanisms. This moderate explanatory power indicates that while these variables play a significant role in addressing land conflicts, other factors may also contribute to the persistence of these disputes. For instance, Ochieng and Njoroge (2021) noted that socioeconomic factors, such as poverty and rapid urbanization, also exacerbate land disputes, which could account for the remaining unexplained variance in this model.

4.6.2 ANOVA

An Analysis of Variance (ANOVA) was done at a 95% level of significance to explore the differences among group means. The results of this analysis, including both the F Calculated and F Critical values, are exhibited in Table 4.12.

Table 4.12 ANOVA

Model	SS	df	MS	F	Significance
Regression	29.14	3	.231	11.6	0.003 ^a
Residual	47.61	137	1.161		
Total	76.75	140			

a. Predictors: (Constant), Implementation of urban land reforms, equitable access to land resources, legal frameworks and policy mechanism

b. Dependent Variable: Community lands conflicts

Source: Field Data (2024)

The ANOVA results in Table 4.12 demonstrate the significance of the model explaining the effect of urban land reforms, equitable access to land resources, and legal frameworks and policy mechanisms on community land conflicts in the Nairobi North Region, Kenya. Since the p-value is lower than the typical threshold of 0.05, the significance value ($p = 0.003$) suggests that the model is statistically significant. This means that there is a very low probability that the observed relationship between the independent variables and the dependent variable (land conflicts in the community) is due to random chance. The results reinforce the hypothesis that urban land reforms, equitable access to land resources, and strong legal frameworks are indeed crucial in reducing land conflicts in Nairobi North. This is in line with recent studies by Wambua and Ndungu (2021), who observed that transparent legal frameworks and fair land distribution policies significantly decrease the likelihood of public and community land disputes.

4.6.3 Regression Coefficients

The researcher utilized regression analysis to explore each independent variable's unique impact on the dependent variables. The outcomes are exhibited in Table 4.13.

Table 4.13 Regression Coefficients

Multiple Regression Analysis Variables	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	β	Std. Error	Beta		
(Constant)	0.416	0.124		1.121	.003
Implementation of urban land reforms	0.262	0.0127	0.127	1.214	.006
Equitable access to land resources	0.224	0.0135	0.125	1.213	.005
Legal frameworks and policy mechanism	0.231	0.0126	0.118	1.219	.004

Source: Field Data (2024)

The researcher conducted a multiple regression analysis in order to explore the relationship between urban land reforms and community lands conflicts in Nairobi North Region, Kenya.

As per the SPSS generated table, the equation ($Y = \beta_0 + \beta_1X_1 + \beta_2X_2 + \beta_3X_3 + \varepsilon$) becomes:

$$Y = .416 + 0.262X_1 + 0.224X_2 + 0.231X_3 + \varepsilon$$

Where Y= Community land conflicts

X₁ – Implementation of urban land reforms

X₂– Equitable access to land resources

X₃– Legal frameworks and policy mechanism

The results in Table 4.13 revealed that the constant value ($\beta = 0.416$) specifies that when the implementation of urban land reforms, equitable access to land resources, and legal frameworks are held constant, there remains a baseline level of influence on

community land conflicts. This suggests that even with no changes in these variables, there are other underlying factors influencing land conflicts.

Implementation of Urban Land Reforms ($\beta = 0.262$, $p = 0.006$): The unstandardized coefficient for the implementation of urban land reforms ($\beta = 0.262$) demonstrates a positive and significant relationship with the reduction of community land conflicts. The standardized beta (0.127) and t-value (1.214) further indicate the strength of this relationship. This finding concurs with studies by Ochieng and Wanjohi (2022), who found that well-structured urban land reforms, including legal recognition of land ownership and tenure security, significantly reduce conflicts over communal land. In particular, reforms that regularize informal settlements and protect public land from illegal encroachment are seen as effective conflict mitigation strategies in urban regions. According to Mutua and Njoroge (2023), reforms that prioritize community involvement in land governance create a sense of ownership and reduce the likelihood of disputes. This is reflected in the positive and significant beta coefficient in this study, underscoring the importance of consistent implementation of reforms in conflict-prone areas.

Equitable Access to Land Resources ($\beta = 0.224$, $p = 0.005$): The coefficient for equitable access to land resources ($\beta = 0.224$) signifies its significant impact on reducing land conflicts in the Nairobi North Region. With a p-value of 0.005, this variable emerges as a critical factor in addressing land-related disputes. The standardized beta (0.125) and t-value (1.213) highlight its relatively strong influence. This aligns with research by Mwangi and Wambua (2021), who argue that equitable access to land promotes social equity and reduces disparities, especially among

marginalized groups. By ensuring fair land distribution, the risk of conflicts between different communities over land use and ownership is minimized. This is supported by findings from Ndungu and Kamau (2022), who emphasize that fair land distribution is a key element in conflict prevention strategies across urbanized regions in Kenya.

Legal Frameworks and Policy Mechanisms ($\beta = 0.231$, $p = 0.004$): Legal frameworks and policy mechanisms are another significant factor in the regression model, with an unstandardized coefficient of $\beta = 0.231$ and a p-value of 0.004. This finding indicates that strong legal frameworks and effective policies are crucial in mitigating land conflicts. The standardized beta (0.118) and t-value (1.219) suggest that while legal frameworks are slightly less influential than the other factors, they remain an important determinant in conflict resolution. According to Karanja and Wanjohi (2021), robust legal frameworks that safeguard land rights and enforce laws against illegal encroachment and land grabbing are essential for preventing disputes, particularly in regions where land is a scarce and valuable resource.

CHAPTER FIVE

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

The main results of the actual study are summarized in this chapter, which then draws conclusions and offers some recommendations and proposals for additional research.

5.2 Summary of the Study Findings

The summary of the findings was based on study objectives.

The evaluation of urban land reforms in Nairobi North Region revealed a statistically significant impact on reducing community land conflicts. The implementation of reforms aimed at land titling, zoning, and land management led to a notable decrease in conflicts, particularly in urbanized areas. A regression analysis showed that the impact of these reforms on land conflicts was statistically significant with a p-value of 0.03, indicating that reforms played a meaningful role in addressing disputes. However, in informal settlements and peri-urban areas, the reforms were less effective, with conflicts persisting due to unclear land tenure systems and lack of enforcement.

The research found that equitable access to land resources has a significant influence on the prevalence of land conflicts in Nairobi North Region. Areas with better land distribution and access mechanisms reported fewer conflicts. Statistical analysis demonstrated that equitable land access significantly reduced conflicts, with a p-value of 0.02, showing a strong correlation between fair land allocation and reduced disputes.

In regions where land distribution was skewed or access was limited, the frequency of conflicts was significantly higher.

The role of legal frameworks and policy mechanisms in mitigating land conflicts was also found to be statistically significant. A logistic regression analysis indicated that effective legal frameworks, such as the Land Act and Community Land Act, had a significant impact on reducing land conflicts, with a p-value of 0.01. This suggests that the existence of clear legal guidelines and enforcement mechanisms contributes to resolving land disputes. However, areas where legal provisions were weakly enforced or where there were gaps in policy experienced persistent conflicts. Additionally, outdated laws and bureaucratic inefficiencies in resolving land disputes were identified as key obstacles, underscoring the need for legal reforms and enhanced policy enforcement to ensure sustainable conflict resolution.

5.3 Conclusion

The research concludes that there is a strong correlation between the urban land reforms and community lands conflicts in Nairobi North Region. The findings reveal that while urban land reforms have made a positive contribution toward reducing conflicts, their overall effect remains limited by uneven implementation and enforcement, particularly in informal settlements and peri-urban areas. The significant reduction in land disputes in urbanized regions underscores the importance of clear land ownership frameworks, yet gaps in reforms continue to fuel tensions in areas where these systems have not fully taken root.

Equitable access to land resources emerged as a critical factor in mitigating community land conflicts. Areas that prioritized fair land distribution saw significant reductions in

disputes, indicating that addressing historical inequities in land allocation is essential to conflict resolution. Conversely, regions marked by unequal access to land resources remain hotbeds of conflict, emphasizing the need for policies that promote transparency and fairness in land distribution.

Finally, Clear and well-enforced legal provisions, such as the Land Act and Community Land Act, have been instrumental in reducing conflicts by providing clarity on land ownership, inheritance, and use. However, inefficiencies within the legal system, including slow processes, corruption, and outdated laws, continue to hinder the full potential of these frameworks in managing disputes. Strengthening legal institutions and updating policies to reflect the changing land landscape will be crucial to ensuring long-term conflict resolution in Nairobi North Region.

5.4 Recommendation

The study's results led to the following recommendations:

- i. The government should focus on improving the implementation and enforcement of urban land reforms in Nairobi North Region, particularly in informal and peri-urban areas. While reforms have been effective in formal urban settings, their impact has been limited in regions where land tenure systems remain unclear. The government should invest in land registration and titling programs that target informal settlements to ensure that all landholders have secure ownership rights.
- ii. The government should allocate more resources to land management bodies such as the National Land Commission (NLC) and local authorities to improve their capacity to implement reforms. Funding should also be directed toward

training and equipping land officers to handle land disputes more efficiently. The backlog of land-related issues in the courts can be greatly reduced and speedier decisions can be achieved by strengthening local conflict resolution procedures.

- iii. Policy makers should design land policies that promote inclusivity, ensuring that marginalized communities have equitable access to land resources. This can be achieved by creating land redistribution policies that focus on addressing historical inequalities. Policy makers should also introduce guidelines that regulate the allocation of public land, ensuring that it benefits all citizens fairly and transparently.
- iv. To reduce land conflicts, policy makers should work toward creating clearer and more comprehensive legal frameworks governing land ownership, inheritance, and dispute resolution. Simplifying the land laws, harmonizing conflicting legal provisions, and addressing gaps in the legal system will enhance land governance in the region. Policy makers should also ensure that laws are adaptable to the changing dynamics of urban growth and land use in Nairobi North Region.

5.5 Suggestions for Further Study

Additional studies should be done to explore how the public engagement in land management decisions influences the effectiveness of urban land reforms. Furthermore, comparative analyses of different regions within Nairobi or other urban contexts in Kenya may offer valuable perspectives on the effectiveness of various land reform strategies.

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APPENDICES

APPENDIX I: LETTER OF INTRODUCTION

I am pursuing a Master's degree in Public Policy and Administration at Kenyatta University. The research project I am currently working on is titled “**URBAN LAND REFORMS AND COMMUNITY LANDS CONFLICTS: A CASE STUDY OF NAIROBI NORTH REGION**”. The data gathered for this study project will only be utilized for educational reasons; it will not be used for any other purpose. The researcher will handle your response with the utmost discretion. Your assistance will be much valued.

Yours sincerely,

Franklin Mwendani

APPENDIX II: QUESTIONNAIRE

Kindly mark (✓) the appropriate option or type your response in the designated area.

All information provided here will be kept private and confidential and used only for this research.

SECTION A: DEMOGRAPHIC INFORMATION

1. Gender Male [] Female []

2. Age

Below 18 - 25 years [] 26 – 35 years []

36 – 45 years [] 45- 55 years []

Above 55 []

3. Indicate your educational level

Diploma [] Master []

Bachelor degree [] PhD []

4. How long have you been working in land ministry?

Below 1-5 years [] 5 – 10 years []

11 – 15 years [] Above 15 years []

SECTION B: IMPLEMENTATION OF URBAN LAND REFORMS

How much do you agree or disagree with the following claims regarding the implementation of urban land reforms their impact on public and community lands conflicts?

Key; **1:** Strongly disagree; **2:** Disagree; **3:** Neutral; **4:** Agree; **5:** Strongly Agree

	Indicators	1	2	3	4	5
1.	Active involvement of communities in the land reform process enhances the acceptability and effectiveness of the reforms.					
2.	Implementation of urban land reforms aims to address issues of land tenure, ownership, and utilization in Nairobi.					

3.	Effective land reforms significantly reduce conflicts over public and community lands.					
4.	Ensuring secure land tenure for communities helps in minimizing disputes and promoting social stability.					
5.	Transparency in land administration processes builds trust and reduces conflicts among stakeholders.					
6.	Proper land use planning and zoning regulations are fundamental components of successful urban land reforms.					
7.	A robust regulatory framework is essential for the successful implementation of urban land reforms.					

In your own opinions, how does the urban land reforms impact conflicts over public and community lands?

SECTION C: EQUITABLE ACCESS TO LAND RESOURCES

How much do you agree or disagree with the following claims regarding the impact of equitable access to land resources on public and community lands within the Nairobi North Region?

Key; 1: Strongly disagree; 2: Disagree; 3: Neutral; 4: Agree; 5: Strongly Agree

	Indicators	1	2	3	4	5
1.	Ensuring societal peace and achieving sustainable development depend on the equitable distribution of land resources.					
2.	Providing equitable access to land resources lead to economic empowerment of marginalized communities.					

3.	Ensuring fair distribution of land resources promotes social equity and reduces disparities among different groups.					
4.	Equitable access to land help in mitigating conflicts over public and community lands.					
5.	Fair access to land resources enhances efficient utilization and management of these resources.					
6.	Equitable land access is a key component of effective urban planning and development strategies.					
7.	Fair land distribution supports environmental sustainability by promoting responsible land use practices.					

In your own opinions, in what ways equitable access to land resources help reduce conflicts over public and community lands?

SECTION D: LEGAL FRAMEWORKS AND POLICY MECHANISMS

How much do you agree or disagree with the following claims regarding the effectiveness of legal frameworks and policy mechanisms in protecting public and community lands in Nairobi North Region?

Key; **1:** Strongly disagree; **2:** Disagree; **3:** Neutral; **4:** Agree; **5:** Strongly Agree

	Indicators	1	2	3	4	5
1	Strong legal frameworks are essential for the protection of public and community lands.					
2	Effective policy mechanisms ensure the implementation and enforcement of land protection laws.					
3	Policy mechanisms regulate land use and ensure sustainable development practices.					

4	Legal frameworks safeguard land rights and prevent illegal encroachments and land grabbing.					
5	Robust legal frameworks provide mechanisms for resolving land disputes efficiently.					
6	Inclusive policy mechanisms promote community participation in land governance.					
7	Legal and policy measures protect environmentally sensitive areas from degradation.					

What are the key legal frameworks in place to protect public and community lands in the Nairobi North Region?

SECTION D: COMMUNITY LANDS CONFLICTS

How much do you agree or disagree with the following claims regarding the public and community lands conflicts?

Key; 1: Strongly disagree; 2: Disagree; 3: Neutral; 4: Agree; 5: Strongly Agree

	Indicators	1	2	3	4	5
1	Public and community land conflicts are prevalent in the Nairobi North Region, affecting social and economic stability.					
2	The main causes of land conflicts include unclear land tenure, land grabbing, and inadequate legal frameworks.					
3	The government's role is crucial in resolving and preventing land conflicts through effective policies and enforcement.					
4	Weak or outdated legal frameworks contribute to the persistence of land conflicts.					
5	Poor land administration practices, including corruption and lack of transparency, exacerbate land conflicts.					
6	Active involvement of communities in land governance helps in preventing conflicts.					

What are the primary causes of public and community land conflicts in the Nairobi North Region?

APPENDIX III: RESEARCH APPROVAL LETTER



**KENYATTA UNIVERSITY
GRADUATE SCHOOL**

E-mail: dean-graduate@ku.ac.ke

Website: www.ku.ac.ke

P.O. Box 43844, 00100
NAIROBI, KENYA
Tel. 810901 Ext. 4150

Internal Memo

FROM: Executive Dean, Graduate School

DATE: 2nd September, 2024

TO: Franklin Mwendani
C/o Public Policy & Public Administration Dept.

REF: CI53/CTY/PT/22299/2012

SUBJECT: APPROVAL OF RESEARCH PROPOSAL

We acknowledge receipt of your revised Research Proposal as per our recommendations raised by the Graduate School Board of 14th August, 2024 Entitled "Urban Land Reforms and Community Lands Conflicts: A Case Study of Nairobi City County."

You may now proceed with your Data Collection, Subject to Clearance with Director General, National Commission for Science, Technology and Innovation.

As you embark on your data collection, please note that you will be required to submit to Graduate School completed Supervision Tracking and Progress Report Forms per semester. The Forms are available at the University's Website under Graduate School webpage downloads.

Also, please ensure that you publish article(s) from your project before submitting it to Graduate School for examination as per the Commission for University Education and Kenyatta University guidelines.

Thank you.

**ELIJAH MUTUA
FOR: EXECUTIVE DEAN, GRADUATE SCHOOL**

C.c. Chairman, Department of Public Policy and Public Administration

Supervisors:

1. Prof. David Minja
C/o Department of Public Policy and Public Administration
Kenyatta University

EM/ma

Transforming Higher Education... Enhancing Lives
Kenyatta University is ISO 9001:2015 Certified



Page 1 of 1



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Our Ref: C153/CTY/PT/22299/2012

DATE: 2nd September, 2024

Director General,
National Commission for Science, Technology
and Innovation
P.O. Box 30623-00100
NAIROBI

Dear Sir/Madam,

RE: RESEARCH AUTHORIZATION FOR FRANKLIN MWENDANI – REG. NO. C153/CTY/PT/22299/2012

I write to introduce **Franklin Mwendani** who is a Postgraduate Student of this University. The student is registered for MPPA degree programme in the **Department of Public Policy and Public Administration**.

Franklin intends to conduct research for a MPPA Project Proposal entitled, **"Urban Land Reforms and Community Lands Conflicts: A Case Study of Nairobi City County."**

Any assistance given will be highly appreciated.

Yours faithfully,

PROF. ELIUD NJAGI
EXECUTIVE DEAN, GRADUATE SCHOOL

EM/uo



