





Abstract

International land acquisitions also called land grabbing has been a recent and consistent experience in Africa. What are the African experiences? The objectives of the paper is to examine (a) the magnitude of land acquired for agribusiness in Africa by sub regions such as Central, Western, Eastern, Southern and Northern sub regions; (b) examine some of the major crops involved in land trade (c) examine cases of abuse of human rights in land grabbing leading to suffering of vulnerable groups in Africa (d) draw recommendations based on findings for improved food policy. The study focuses on Africa; experiences of African sub regions were highlighted. Secondary data and literature review were used as sources of information. Descriptive statistics and qualitative analysis were employed in data analysis. Results showed some crops and other agricultural activities associated with land grabbing. It also highlighted abuses of human rights associated with land grabbing that abound in Africa; the problem was alleged to have escalated due to poor institutional framework and monitoring. The paper proposed ten paradigms for sustainable inclusive policy for African agribusiness and showed ways land grabbing can be used to empower and develop the local communities. It concludes by calling for empowerment of institutions dealing with land and human right issues in Africa as well proper monitoring of land grabbing processes and activities to avoid the ugly trend.

Introduction

The phenomenon has been more pronounced from 2007 upwards marking the global financial, economic and food crisis (World Bank, 2010; Mkpado, 2012a; Mkpado, 2012b). Who are the land demanders and what are their types of business? Literature (World Bank, 2010; Cotula, *et al* 2009; Klaus *et al* 2011) have summarised them into three groups. A first group includes governments from countries initiating investments, which, especially in the wake of the 2007–08 food crisis, are concerned about their inability to provide food from domestic resources. A second group of relevant players are financial entities, which in the current environment find attractive attributes in land-based investments. Third, had greater concentration in agro-processing and technical advances that favour larger operations, traditional agricultural or agro-industrial operators or traders may have an incentive to expand their scale of operations or integrate forward or backward and acquire land by purchase or lease.

According to WAI (2011) there is vast land within the region but only 44.2% of the land is arable. It is this 44.2% that is the source of attraction for these organisations. Some examples of these grab include the following: 400, 000 and 23,700 hectares leased by Norwegian firms ScanFuel Africa Limited and BioFuel Africa respectively for the production of bio-fuels in Ghana, 220,000 hectares by Sima Darby a Malaysian Multinational in Liberia, 233,000 hectares by private investors from United Kingdom and Belgium in the Mbane District in



Senegal. The Libyans are also not left out in the grab with 200,000 hectares in Liberia and 100,000 hectares in Mali.

It was noted that for 2009/2010, sub-Saharan Africa possessed 201,546 ha (45.2%) of the total world uncultivated land; while Latin America and the Caribbean had 123,342 ha (27.7%) and the rest had very negligible proportions (Fischer and Shah, 2010 in Kalus *et al.*, 2011). The interest in African land is because the continent has the highest potential cultivable land; despite the fact that large gaps exist in productivity, with current farmers achieving less than 30 percent of potential yields in most of Sub-Saharan Africa (Mkpado, 2013b). This land grabbing may force indigenes to cultivate marginal lands which may explain the decreasing trend of agricultural performance in Africa. Agriculture has continued to be the major occupation of African economies and most important sector of non crude oil production and exporting countries in the region as the contribute the highest contributor to gross domestic product (GDP) (Mkpado, 2013a). It accounts for up to 28%, 25% and 20 % in Western, Eastern and Central Africa respectively from 2006 to 2010 while Southern and North African regions had 12% and 10% respectively from 2006 to 2010; despite a decreasing trend characterised the contribution of agriculture to gross domestic product (GDP) from 1970 to 2010 (Mkpado, 2014).

The emergence of international land trade in Africa has witnessed a decreasing trend in contribution of agriculture to GDP. African land tenure is noted for its limited and insecure rights to women and orphans (CODESRIA, 2012). How can the international land trade and land tenure systems in Africa be used to increase food security? The objectives of the paper is to examine (a) the magnitude of land acquired for agribusiness in Africa by sub regions such as Central, Western, Eastern, Southern and Northern sub regions; (b) examine some of the major crops involved in land trade (c) examine cases of abuse of human rights in land grabbing leading to suffering of vulnerable groups in Africa and (d) draw recommendations based on findings for improved food policy in Africa.

Methodology

The main sources of data and information are reputable literature and data bases. One of such is GRAIN; GRAIN is a small international non-profit organisation that works to support small farmers and social movements in their struggles for community-controlled and biodiversity-based food systems. GRAIN published 4479 land grabbed over the World. A preliminary analysis reveals the number of countries in each sub regions and number of land deals as follows: West Africa 14 countries; 74 land deals for agriculture, Southern Africa 4 countries, 19 land deals for a agriculture, North Africa 4 countries, 25 land deals for agriculture, East Africa 10 countries, 78 land deals for agriculture and Central Africa 4 countries 13 land deals for agriculture (Mkpado, 2013b).

Table 1: Hectarage and Percentages of Foreign land acquisitions in Africa for Agriculture

African region	Hectares grabbed	Rank	Percentage of total areas involved in trade (grabbed)	Agricultural Land in zone in hectares	Percentage of Agricultural Land in the zone involved in the trade
East Africa	5,035,214	1	33.32234989	23,638,260	1.49
North Africa	4,326,929	2	28.63501771	33,255,820	2.02
West Africa	3,173,872	3	21.00424595	33,150,550	1.10
Southern Africa	1,553,826	4	10.28300558	22,553,860	0.94
Central Africa	1,020,780	5	6.755380868	11,720,917	0.62
Total	15,110,621		100	116969,,6000	1.29 (average)

Sources: Author's computation from GRAIN 2012; FAO statistics data base 2013

Table 1 showed that Eastern Africa was ranked first with respect to the total hectareage involved in land trade. The second was Northern Africa while the third, fourth and fifth were Western, Southern and Central Africa respectively. The total hectareage of farm land traded in Africa from 2007 to 2012 ranged from 1,020,780 to 5,035, 214 with a total of 15, 110,621 hectares. This is about 1.3 percent of total farm land available in Africa.

Major agricultural activities involved in land trade are illustrated in Table 2. The Table 2 showed mixed cropping cereals with other crops, mixed cropping of cereals only; oil palm cultivation and mixed farming (animal husbandry and crop production) dominate agricultural activities involved in international trade. There is much emphasis on rice because besides its cultivation in cereals with other crops and in mixture with other cereals, it also had 14.48 percent investment on acquired land as a single crop (Table 2). Next to this was oil palm which besides being involved in mixed cropping with cereals had 10.97 percent of investment on acquired land as a single crop. In general, cereals dominate investment in agriculture with foreigners acquired land in Africa.

Table 2: Major Crops and other Agricultural Activities Involved in Land Grabbing in Africa

Zones /Cropping	Cereals and other crops	Mixture of cereals only	Rice only	Oil Palm only	Mixed farming
Western Africa	628382 (19.80)	32441 (1.02)	881591 (27.78)	784656 (24.72)	152000 (4.79)
Central Africa	120000 (11.76)	0	26500 (2.60)	2700000 (68.58)	107300 (10.51)
Southern Africa	1432713 (92.21)	10000 (0.64)	16800 (1.08)	0	0
North Africa	6851 (0.16)	570039 (13.17)	0	0	2199400 (50.83)
East Africa	733234 (14.56)	855000 (16.98)	1262845 (25.08)	173358 (3.44)	617540 (12.26)
Africa Total	2921180 (19.33)	1467480 (9.71)	2187736 (14.48)	1658014 (10.97)	3076240 (20.36)

Sources: Author's computation from GRAIN 2012; FAO statistics data base 2013

However, some agricultural activities had less than five percent allocation of total African land involved in the trade, such activities were designated minor activities. Table 3 which illustrated such revealed that sugar cane, fruits such as date palm, citrus bananas and pineapples among others. It may be informative agribusiness had only 2.28 percent of hectareage allocation. Agribusiness activities are necessary in increasing the value chain of agricultural production. It is the pathway of moving from primary agricultural produce to high valued products. Incidentally, this crucial sub sector of agriculture has one of the least allocations. This is in line with Mkpado (2014) observation that the emergence of land grabbing and associated huge investments in Africa has not resulted in improved value chain of agriculture in Africa.



TABLE 3: MINOR CROPS AND OTHER AGRICULTURAL ACTIVITIES INVOLVED IN AFRICAN LAND GRABBING

Zones /crops	Sugar cane	Date palm/citrus/olives	Banana pineapples	Maize only	Bio fuel, food crop	Cassava only	Wheat only	Alfalfa only	Groundnuts	Oilseeds	Sesame	Sunflower	Sorghum only	Agribusiness
Western Africa	97000 (3.06)	10000 (0.32)	3500 (0.11)	10000 (0.32)	3940 (0.12)	9500 (0.30)	0	0	100000 (3.15)	0	60000 (1.89)	252605 (7.96)	0	177922 (5.61)
Central Africa	41980 (4.11)	0	0	0	0	0	0	0	0	10000 (0.98)	0	0	0	0
Southern Africa	15000 (0.97)	200 (0.013)	0	0	57000 (3.67)	0	0	0	0	0	0	0	12200 (0.79)	9913 (0.64)
North Africa	0	700000 (16.18)	0	0	0	0	71739 (1.66)	29400 (0.68)	0	114200 (2.64)	0	0	0	151000 (3.49)
East Africa	445867 (8.86)	3470 (0.07)	3000 (0.06)	150000 (2.98)	0	0	5000 (0.10)	0	0	136000 (2.70)	0	0	35000 (0.70)	5000 (0.10)
Africa Total	599847 (3.97)	713670 (4.72)	6500 (0.04)	160000 (1.06)	60940 (0.40)	9500 (0.06)	76739 (0.51)	29400 (0.20)	100000 (0.66)	260200 (1.72)	60000 (0.40)	252605 (1.67)	47200 (0.31)	343835 (2.28)



International Land Trade, Vulnerability and Food Security in Africa: Towards Inclusive Policy for African Agribusiness

Sources: Authors' computation from GRAIN 2012; FAO statistics data base 2013

The Vulnerability and Food Security Concerns

The vulnerability of agriculture in Africa stems from poor infrastructure, poor finance and high poverty, climate change as well as high incident of pests and diseases among others. Agricultural infrastructure is very poor in Africa for instance, very poor irrigation facilities, road network have been noted. Liang Zhi You (2008) noted that irrigated area in Africa slightly exceeded 6 million hectares and is about 5 percent of the total cultivated area; the gap is obvious when compared to 37 percent in Asia and 14 percent in Latin America; while IFPRI (2004) was of the view that about 7% of the arable and permanent cropland is irrigated in Africa, while in Asia it is over 40%. Primary agriculture activities constitute the livelihood of rural people. Majority of farmers in rural areas lack access to good road for accessing inputs and marketing of their products. This has continued to aid exploitation by middle men at the detriment of the farmers' welfare. Poor agricultural finance amidst the poverty of farmers has placed a constraint on amount of inputs that farmers can use. It has been reported that average fertilizer use by rice farmers in Nigeria ranged from 90kg/ha to 170kg/ha and these values are below the recommended rate of 250 to 300kg/ha (Ogundele and Okoruwa, 2006). The financial constraints also affected possible adoption green house technologies. Green house technologies and irrigation are facilities that farmers in other parts of the world are using to stomach agriculture against effects of climate change; but these facilities have very limited use in Africa. Agriculture in Africa is very susceptible to climate change because the majority of practitioners who are small scale entrepreneurs have very low capacity to invest and adopt technologies for climate change (Igbokwe and Mkpado, 2011). The problems of pest and diseases in African agriculture are exacerbated by climate change which makes the tropics warmer thus providing more conducive environments for more pests and diseases.

The vulnerability of agriculture in African has resulted in low food security indices for the region. This can easily be seen cereals productivity per hectare and value of agricultural production per worker among others (see Mkpado, 2013b). Agricultural productivity is one of the factors showing vulnerability and food security status. The cereals' productivity in Africa is below the average world value. Africa as a continent accounts for less than half of the average world value. A decreasing trend characterised the African value except that Southern Africa has an increasing value. It decreased from 0.7 in 1974 to 0.6 in 1999 and increased to 0.9 in 2012. The index for America and Europe were above 1.0 respectively also an increasing trend characterised their experiences. The Caribbean index of productivity has a decreasing trend but still exceeded the African value and her sub regions except southern Africa.



Table 5: CEREALS PRODUCTIVITY (YIELD Hg/Ha)

Year	1970-74	75-89	80-84	85-89	90-94	95-99	2000-2004	2005-2009	2010-2012
World	18697.8	20705.2	23169.8	25428.6	27547.6	29745.4	31506.4	34143.8	36179.7
Africa	9693.0 (0.518)	10609.4 (0.512)	11113.4 (0.480)	11696.6 (0.460)	11682.2 (0.424)	12297.8 (0.413)	13173.4 (0.418)	14271.6 (0.418)	15301.7 (0.423)
Eastern Africa	10042.6 (0.537)	11666 (0.563)	12105 (0.522)	12666.8 (0.498)	12229.6 (0.444)	12606 (0.424)	12840.4 (0.408)	13852.2 (0.406)	16629.7 (0.460)
Middle Africa	7287.8 (0.390)	6993.8 (0.338)	7271.6 (0.314)	7425.4 (0.292)	7243 (0.263)	8183.6 (0.275)	8470.2 (0.269)	9186.4 (0.269)	10422.7 (0.288)
Northern Africa	11853.2 (0.634)	11499.4 (0.555)	11284.6 (0.487)	12841.8 (0.505)	14969.2 (0.544)	15304.4 (0.515)	17925.2 (0.569)	18217.2 (0.534)	19322.0 (0.534)
Southern Africa	13589.4 (0.727)	15793.6 (0.763)	15906.8 (0.687)	16444.8 (0.647)	17729.4 (0.644)	19378.2 (0.652)	23996.2 (0.762)	30911.8 (0.905)	34103.7 (0.943)
Western Africa	6987.6 (0.374)	7740.8 (0.374)	9025.6 (0.390)	9714.2 (0.382)	9143.8 (0.332)	9945.2 (0.334)	10271.4 (0.326)	11764.8 (0.345)	11655.3 (0.322)
Americas	25631.8 (1.371)	28391 (1.371)	30548.8 (1.319)	32276.8 (1.269)	36135.4 (1.312)	39596.8 (1.331)	43714.4 (1.388)	49208.2 (1.441)	51437.0 (1.422)
Caribbean	14763.6 (0.799)	17094.4 (0.826)	19833.4 (0.856)	19012 (0.748)	17477.6 90.635	18289.8 (0.615)	21976.6 (0.698)	20883 (0.612)	19788.3 (0.547)
Asia	16806.8 (0.899)	19388.2 (0.936)	22892.4 (0.988)	25790.6 (1.014)	28173.2 (1.023)	30537.2 (1.027)	31896.4 (1.012)	35173.6 (1.030)	37754.0 (1.044)
Europe	20517.0 (1.097)	21079.0 (1.018)	22886.6 (0.988)	26228.6 (1.032)	28593.4 (1.038)	31506.8 (1.059)	34112.4 (1.082)	36065.2 (1.056)	37578.0 (1.039)

Values in parenthesis are index figures to world productivity

Source: FAO Statistics



The value chain of of agricultural products

Descriptive statistics of World Bank Data (2013) showed that the mean, minimum and maximum values for sub-Saharan Africa developing countries from 1985 to 2011 were 451.4, 362.9 and 637.5 respectively. While those of Europe and Central Asia were 7167.8, 5178.1 and 9228.7 respectively. The graphical illustration is presented in Figure 1. It showed that the values for sub-Saharan Africa occupy the base. There are lots of opportunities and challenges associated with value chain improvement. They include increase in investment and training; monitoring and evaluation. Increasing agricultural productivity and value chain call for reforms in African land tenure system and industrialization of agricultural sector to large scale production and processing.

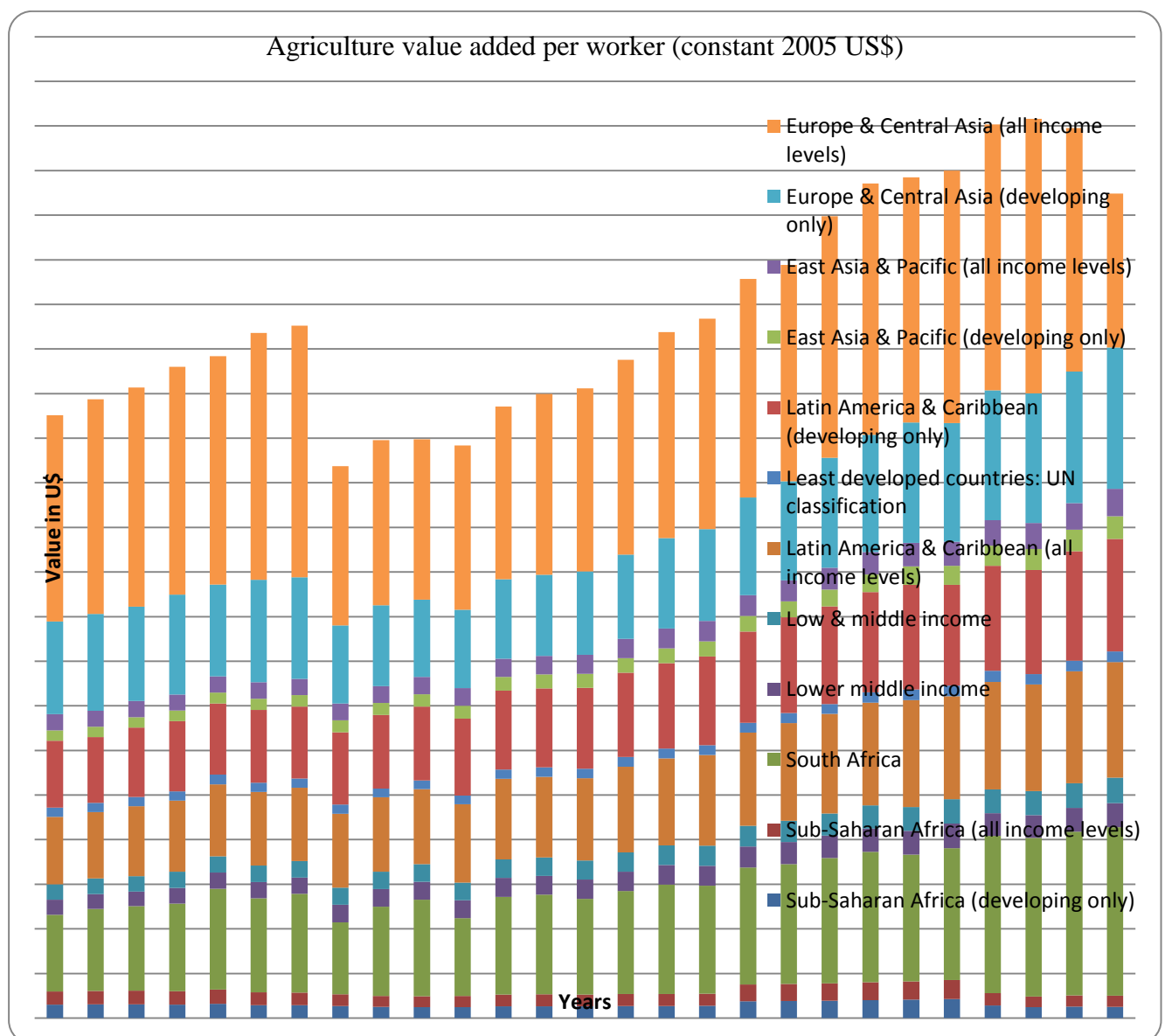
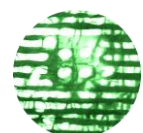


Figure i: Agriculture value added per worker (constant 2005 US\$)



Source: World Bank Database/Indicators

Land Grabbing and Human Right Abuse

Peoples and communities in different sub regions in Africa have some unpleasant experiences with international land trade. These experiences show some type of neglect, deprivation, abuse of human rights and difficulties/suffering associated with the ill treatment. Few examples taken from Mali, Ethiopia, Nigeria, Cameroon, and Zimbabwe constitute a tip of the ice barge of what communities in Africa are facing. Table 4 is an illustration of some of the unsavoury experiences of people with land grabbing in Africa.

Table 4: Some Experiences of People with Land Grabbing

Country	Experiences
Mali	The government has welcomed investors who will use Nile River for irrigation but that a fishing community along the Niger River in Mali had depended on it use for their livelihood. A spokesman was reported saying “They told us this would be the last rainy season for us to cultivate our fields; after that, they will level all the houses and take the land,”.... “We were told that Qaddafi owns this land.” “All we want before they break our houses and take our fields is for them to show us the new houses where we will live, and the new fields where we will work,” ¹
Ethiopia	<p>One refugee from the lower Omo valley said; “Since land grabs started, no single local person has been employed even at security guard level. But thousands of migrants from other parts of the country have moved in and are benefiting from the project. The project forces local communities into exile where they will remain as refugees.” ‘ ... We believe three-quarters of the people in the lower Omo valley will be displaced. Only a fraction of the local people will be employed in back-breaking daily labourer.’²</p> <p>A community representative said: Land in Gambela belongs to the community and it is only the community that makes the decision rather than someone from far away as Tigary to give away the community lands. The action is an institutional plunder and amounts to stealing the land from the people. God hates stealing. The government policy is to annihilate the people from the land. Those people remaining back home are as good as dead as government plan day and night to implement destructive policies.²</p>



Nigeria	Over 1,000 farmers from Ngaski Local Government of Kebbi State, whose farmlands were allotted to a Chinese firm, have been forced to migrate to alternative farmlands in neighbouring Niger State. Investigations revealed that most of the farmers are currently realizing half of their annual harvest from rented land twice the size of what they were farming on in Kebbi... and no compensation was paid to them, neither were they given alternative lands to farm on ^{3a} Large scale rice production in Taraba State by investors... issue of compensations to local farmers whose farmlands were taken and allocated to the foreign firm coupled with land ownership tussle are hampering the smooth operations of the farm which government believed will cut rice importation by 15% and generate employment for thousands. ^{3b}
Zimbabwe	Communities were forcibly removed from their land to make way for big commercial projects in diamond mining, bio-fuel and ethanol production. “Whilst loss of land by communities for development is not in itself questionable, it is the secret nature of the process where rural people are not involved in deciding what happens to their livelihoods and mining claims that are riddled with controversy.” ... Nuanetsi Ranch settlers were being denied rights to water, resulting in conflicts, while at Chisumbanje people continued to be displaced by the expanding sugar cane plantations, and at Chiadzwa relocations caused loss of livelihoods. ⁴
Cameroon	Arrested, assaulted and then charged with libel were reported to be the punishment of some land and environmental activist who were helping communities in the southwest region of Cameroon to stop US company from grabbing their lands for the development of a 20,000 hectare palm oil plantation. ⁵

SOURCES: 1. MACFARQUHAR N. 2010; 2. OCHALLA N. 2013; 3. MUHAMMAD G. 2014; SULE D.I. 2014; 4. LANGA, 2014 5. GRAIN 2014; HTTP://FARMLANDGRAB.ORG/CAT/SHOW/63

The land grabbing phenomenon has been characterised by non transparent manner, giving rooms for suspicious, fear and insecurity which often results conflicts, displacements and even annihilation (Anseeuw et al., 2012; Kachika, 2010). An open system should mark such land trade. MacFarquhar (2010) reported the former United Nations secretary general Kofi Annan saying “The food security of the country concerned must be first and foremost in everybody’s mind, otherwise it is straightforward exploitation and it won’t work. We have seen a scramble for Africa before. I don’t think we want to see a second scramble of that kind.” Harild and Christensen, (2010) in IDMC (2012) noted that forced displacement is a humanitarian crisis; it also has significant developmental impacts affecting human and social capital, economic growth, poverty reduction efforts, and environmental sustainability. Forced displacement has an important bearing on meeting the MDGs (Millennium Development



Goals), since displaced populations tend to be the poorest and often experience particularly difficult access to basic services.

Pathways to Inclusive Policy for African Agribusiness

The paper proposes ten composite paradigms for sustainable inclusive policy in agribusiness in Africa. They constitute a composite action because one of them can be neglected while others are implemented; because such segregation will not result in sustainable inclusive development of agriculture in Africa with international land policy.

- Adequate and Responsive Land Tenure and Land Laws Reforms

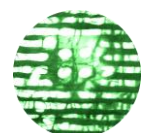
It appears that problem with international land trade emanated from inadequate and irresponsible land tenure and land laws reform in Africa. In South Africa during the apartheid experience it was reported that in 1913 the British Government introduced The Native Land Act whereby it barred African peoples from purchasing land anywhere other than in the declared African reserves and also restricted their rights to live on white owned farms in South Africa, but with land law reforms when 1994 Restitution of Land Rights Act was passed, since then millions of hectares of land have been returned (Fairman, 2011). Recently, Wily (2011) argued that extreme cases are in Northern Sudan and the Democratic Republic of Congo, where domestic legislation offers no protection to communal rights and treats customary rights in general as permissive occupation and use of land belonging to the state. The situation is not far from Nigerian experience where all the lands belong to the governments who treat individual occupants as tenants. Limited and insecure rights in, access to and control over land and property make women and orphans vulnerable to “property grabbing”; this is a situation in which orphans, widows or women who are separated from their husbands are often stripped of their belongings by family members. They lose their land – the main source of their livelihoods and welfare – and their house, shelter and other belongings, their house, shelter and other belongings (CODESRIA 2012). The trend needs revision with responsive land laws and reforms.

- empowerment and independent of land institutions and legal system

When the people are aware of their rights and the land tenure system gives secure right and access to the people; then empowerment and independent of land institutions and legal system becomes imperative. The legal system should prevent any possible invasion and displacement of the people from their land.

- information, dialogue and negotiate with the people on the cause to be taken this presupposes openness and transparent processes

The people should be informed and well aware of the processes, actions, risks, prospects and alternatives in event of land trade. The term land grabbing should be a thing of the past. The passage of information and dialogue with the people to reach a consensus can be done in a



democratic process which will include all groups even the minority. The practice of using elites or local leaders only should be abandoned to ensure inclusive growth and sustainability.

Cotula (2011) noted that irrespective of contract terms, process is also critical. In several countries, centralised control over land creates real risks that local people are marginalised in decision-making. Some of the contracts reviewed involved agreements with local communities (Senegal, Sudan and Madagascar), but it is the government that usually calls the shots in contracting and land allocation procedures. Even in the better negotiated contracts, the gap between legality (whereby the government may formally own the land and allocate it to investors) and legitimacy (whereby local people feel the land they have used for generations is theirs) exposes local groups to the risk of dispossession and investors to that of contestation.

- Prompt Payment of Adequate Compensation is a Must

It has been reported that in Liberia a relatively well negotiated contract, has been criticised as being a “land grab” due to non payment of compensation (GRAIN, 2009), and World Bank (2010) reports problems with compensation and consultation in some investments in Africa including Liberia. In Nigeria non payment of compensation marred anticipated progress to be made by on land (Muhammad, 2014). The compensation is required to help the people relocate.

- Provision of another settlement with good basic amenities of life is highly desired

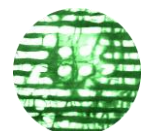
In case the people are to relocate, they cannot be sent to dwell in wilderness. Human development has taken man out of wilderness where he dwelled before the age of antiquity. The location for resettlement has to be equipped with good houses, water, hospitals, schools, post office, telecommunication networks and good access roads.

- Helping the people to re-establishment their livelihoods and food security status is important.

Re-establishment of livelihood is not easy. It can require credit, credit-plus, insurance and mentorship. A situation where some people are given some money as compensation and left on their own is not advisable. Without assistance on how to make invest, the payment as compensation may not yield any dividend.

- making use of local people and local content on the new agribusiness project is essential

Getting the people involved should start with initial process of the negotiations. Bohnstedt (2012) reported that in Egypt a company signed a 25-year lease for 105,000 hectares lease agreement directly with the state government with no lease payments for the community landowners or any other form of direct community benefit. This posed many problems with



getting the people involved especially giving them their rights/dues. The local people should be employed in the business done with the traded land. Some skilled labour can be found within the country and should be used instead of making use of foreign expatriates in most cases. Local raw materials should be used; this will create opportunities for multiplier effects in the economy. It has been reported that benefits in the short run for a number of countries is the proportion of the total transferred/acquired area allocated to domestic investors which has ranged from 97 to 7 percent, with Cambodia (70%), Ethiopia (49%), Liberia (7%), Mozambique (53%), Nigeria (97%), and Sudan (98%) for some selected countries from 1990–2006 (Klaus *et al.*, 2011 in Mkpado, 2013c).

- ensuring environmental sustainability and handling adequately any negative externalities responsible investment and cooperate responsibility is crucial

In this era of rapid environmental degradation with adverse implications to human welfare, there is an unprecedented need to redesign modes of business operations to effect environmental suitability. International land trade and investment activities should follow the emerging best practices. GRAIN (2012) reported that the fundamental problem with efforts to make rules for responsible investment in farmland is that the rules are always about making the project work for the investor as the objective is to manage costs, even those connected to reputational risks, to ensure an acceptable return; while local communities, soils, watersheds, local labour markets and even the domestic food security situation in the host country are treated as risk factors that need to be mitigated. Interestingly European Development Bank was reported for turning down a proposal due to poor environmental practices in production of ethanol in Liberia (GRAIN, 2012). It is possible that such poor environmental practice can lead to community opposition and result in failure of the land investment in bio fuel business.

- investment guarantee is a necessity for the investors

Guarantee of investors' access and properties in a foreign land is one the internationally accepted good business environment (Cornell University, INSEAD, and WIPO, 2013). In a situation where a foreign investor is not sure of his/her investment the next year or the next change of people controlling power; a cat and dog approach in handling his/her affairs in such a country. The constitution of countries should make adequate provision for protection of foreign investment and investors in their area.

- tax holidays/ exceptions are needed by the investors

Implementation of sustainable inclusive policy on land issues, for development of agribusiness in Africa will demand a lot of financial resources especially on the investor; who is causing the disequilibrium, at least on the short run to the community, whose land the investor is seeking. It is because of this that the government can give tax exceptions or



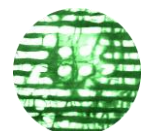
holidays to the investor.

- Adequate monitoring and supervision of the activities in relation to foreign land investments

Monitoring and supervision are mechanisms to ensure that what is agreed upon is done. It is necessary to curb human exiguity in order to maintain peace and order. The monitoring and supervision is of two fold namely; that of foreign investors and implementation of government policy governing the investment. Such unbiased mechanism will help to ensure that both parties fulfil their obligation and create inviting business environment. In Egypt, it was reported that a company had been given exemptions from paying taxes on machinery, agricultural imports, and profits for the first decade, and unlimited capital repatriation, still employment of local people was still dragged to the dust as the company disregarded community requests for employment opportunities, preferring to outsource labour from other countries, Bohnstedt (2012).

Conclusion and Recommendation

Africa has been experiencing international land trade and associated investment in agriculture. This can provide opportunities for access some financial, technical and human resources needed for agricultural development in Africa. However, abuse of human rights associated with land grabbing abounds in Africa; the problem was alleged to have escalated due to poor land tenure system, institutional framework and monitoring. The paper highlighted ten ways land grabbing can be used to empower and develop the local communities. The ten ways include; making adequate and responsive land tenure and land laws reforms, empowerment and independent of land institutions and legal system, information, dialogue and negotiate with the people on the cause to be taken in event of land trade, prompt payment of adequate compensation, provision of another settlement with good basic amenities of life for the displaced, helping the displaced people to re-establishment their livelihoods, making use of local people and local content on the new agribusiness, ensuring environmental sustainability and handling adequately any negative externalities, investment guarantee and tax holidays/exceptions for the investors, as well as adequate monitoring and supervision of the activities in relation to foreign land investments. It calls for empowerment of institutions dealing with land and human right issues in Africa as well proper monitoring of land grabbing processes and activities to avoid the ugly trend.



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