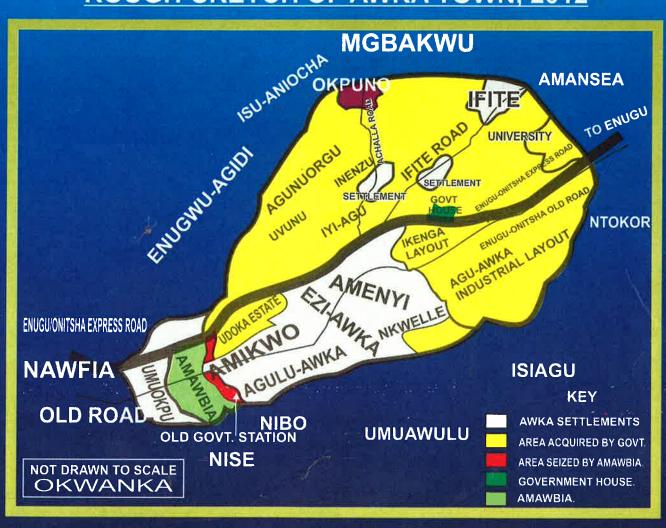




#### **ROUGH-SKETCH OF AWKA TOWN, 2012**



#### SOME OF THE AWKA LANDS ACQUIRED BY GOVERNMENT FOR HOUSING ESTATES

S/N	LAYOUT	TOTAL AREA	No of Plots
1	Executive Business District	171.980 Hectares	3821 plots
2	Agu-Awka Residential Layout	368.558 Hectares	8190 plots
3	Agu-Awka Industrial Layout I&II	483.018 Hectares	10733 plots
4	Udoka Housing Estate	41.008 Hectares	911 plots
5	lyi-agu Estate Layout	205.29 Hectares	4562 plots
6	Express Road Layout	32.808 Hectares	729 plots
7	Agu-Awka Industrial extension	313.879 Hectares	6975 plots
8	Presidential Layout	482.376 Hectares	10719 plots
9	Old Station Layout (GTC land etc)	62.79 Hectares	1395 plots
10	New town	408.388 Hectares	9075 plots
11	Ikenga Hotel layout	106 Hectares	2355 plots
12	Inner City Layout (OyeNkwelle)	12 Hectares	266 plots
13	Ngozika Estate Phase I	42.53 Hectares	945 plots
14	Ngozika Estate Phase II	69.425Hectares	1542 plots
•	TOTAL	2800.05 Hectares	62,218 plots

Note: The above list is just part of the total lands acquired.

A plot of land in awka is about 450 square meters, and average cost per plot is 4million Naira. Approximate cost of the above no. of plots is 62,218 plot x 4million Naira = 249 billion Naira.

The conservative estimated cost of Awka people's land taken for existing and non-existing housing estate projects is 249 billion Naira (TWO HUNDRED AND FORTY NINE BILLION NAIRA).

This is a tip of the ice berg. One of the biggest land scam in Africa.

#### **FOREWARD**

In July, 20th 2012, the Appeal court of
Nigeria upheld a damning landmark
judgment against Awka in case No.
AA/140/89 between a village in
Nawfia inUmu-Nri Kingdom and
Umokpu village, Awka over a parcel of
land called AguAkpuluka. This land is duly
owned by Umuokpu. The most surprising and
very disturbing thing about the judgment is not
just that Umuokpu village lost at both the trial
court and the Appeal court, but that the presiding
trial Judge, who is from AguUkwu in Umu-nri kingdom made

a statement of find thatNawfia has boundries with Amawbia. This was never canvassed by either of the parties in the matter (Nawfia or Awka). This implies that there is no Umuokpu village Awka or at best, they are squatters and unless it is challenged and set aside by the court, IT STANDS.

What is even more surprising, is that most prominent sons and daughters of Umuokpu village and Awka town are claiming ignorance of this case. Some said they heard it butCOULD NOT ACT BECAUSE THEY WERE NOTPROPERLY INFORMED. God have mercy on us!

The claim of ignorance about this case and others instituted against Awka by her neighboursgoes a long way to prove the popular but embarrassing saying that if you want to hide something important from a black man you should simply put it in writing.

How else can one explain this claim of ignorance when in November 19th, 2011at the OKWANKA AWARDS FOREXCELLENCE ceremony held at the Golden Gate Restaurant, Ikoyi- Lagos, this case and others were explicitly illustrated by Okwanka in a power point presentation. The cases were also pictorially illustrated in the awards brochure for the event as well as the No. 21 (Dec.2011 Feb.2012) edition of the Awka Enquirer (page 24) which was on sale that day. These two publications were freely available to all the guests which was a roll- call of Awka Who-is-Who including most of those claimingignorance. The said edition of the Awka Enquirer was subsequently on sale nation-wide.



So, is this claim of ignorance because as black people we are too lazy to read or we just donot care about Awka and what happens to her or that the cases do not concern us or because we have nothing to gain financially or politically from them?

While the present generation of Awka man talks too much and believes in luck and "ivenaemeli Awka ive", all our neighbours seems to believe there is no luck. They believe you can only make your own luck, and that luck happens only to those who greatly increase the chances of it occurrences. Thus, a small village in Nawfia increased their chances of luck by cleverly and disingenuously claiming a land that does not belong to them. They got it and much more than they asked for.

Amawbia, small but mighty has consistently been increasing their chances of luck, first they built their secondary school in a land that clearly belongs to Awka. Awka people as usual, did nothing and today the land is theirs.

Secondly, they renew their claim to old government station, which clearly and historically belongs to Awka, our father had successfully killed this claim in the past, but today the place is boldly called old government station Amawbia.

They went ahead to try their luck again by claiming that greater part of Amikwo village belongs to them. The whole Awka town rose in unison and fought them. But today, sadly and unbelievably Amawbia shares a common fence with professor Kenneth Dike's house at Obunagu Amikwo. They are now claiming the whole UdokaEstate including Eze-Uzu II Dr. Gibson Nwosu palace Extension.

Other towns and individuals having noticedour disunity, passivity, docilityand complete absence of patriotic and courageous leadership in Awka are now trying their luck in laying claims to our lands and strangely they are succeeding.

All these started after the creation of Anambra state. First the government acquired about 10% of our land for genuine government projects, our people were happy and welcomed this development. After this, follows another 70% of forceful land confiscation by the people in government for the development of nonexistenceestates. This is one of the biggest land scam in Africa. What happened in Apartheid South pales into insignificance compared to what Anambra state government is doing in Awka.

Anyway, by this special project, OKWANKA has compiled the Executive Summaries of all the other pending suits and related matters into one single volume. It is devoid of "long grammer" and written in a very easy to read and understand style. IT SHALL BE PLACED IN EVERY AWKA HOME, the idea being simply to create awareness and galvanise Awka town out of slumber."Awka, tete nu n'ula.

Onyenduilogbagbulugbulunaechenduyanchengbeni-ne". ALL FOR ONE, ONE FOR ALL.



SUIT NO. A/299/2001: **DIKE PARK CASE** (AWKA VS IGWE UMUNYA)

е У

> Dike Park and adjoining areas used to be a small market. The market was converted to a public park and named after Prof. Kenneth Onwuka Dike, our illustrious son from Amikwo by Anambra State Government.

> In 2000, Awka South LGA, with the full support of some highly placedAmikwo men sold it to IgweUmunya and former Gov. ChinwokeMbadinuju for the purpose of a banking halland shopping plaza. This did not go down well with Awka people. Then at the instance of Ozo Awka, the late Ozo (Chief) Charles Machie and five others on behalf of Ezinato community, Awka, sued IgweUmunya and Dr. Mbadinuju.

> Barrister, Ifeanyichukwu Obiakor, Solicitor for Ezinato Community Awka told us that "we got injunction against them and stopped the defendants from further development of Dike Park into banks and commercial business premises".

> Barr. Obiakor went further to said that, ".. Noboby is interested in financing the case for Awka anymore. Initially, young menin Lagos were interested and they made publications in the newspapers. Today, everybody has abandoned me as if it is my personal case except for the former PG who came to my aid recently after my lamentations about lack of fund to amend our survey plan and process it which was after the death of OzoMachie.Is this not important any more to Awka or it is now to your tents oh Isreal?"

\*NOTE-DIKE PARK IS LOCATED AT THE CITY CENTER OF AWKA TOWN



SUIT NO. A/208/2000: AWKA VS NTOKOR
LAND IN DISPUTE: AGU DEZULU (a.k.aOkunnoNtoko) LAND,AWKA.

Solicitors in this case said the suit concerns the Ntokor lands won by Awka people by right of conquest. In accordance with Awka Custom, the lands belong to Umuoranma and Umuayom Villages of Awka.

Some people from Ndiukwuenu (Aro people) are claiming to be Ntokor people in order to take AGU-NTOKOR lands from Awka.

In January 1911 some six men claiming natives of the vanquished Ntokor town trespassed intookpunoNtokor (now called AguDezulu) by attempting to settle back on it. They were challenged at the Native Court of Awka in suit No 20/11 by Awka and judgement was entered in favour of Awka. Since then, there have been many attempts by Ntokor people to get back their former land but each time Awka always won.

While the present suit was still pending, the Ntokor people in a clever move wrote to the Anambra State Government to come and acquire part of the land in dispute in anticipation of some monetary compensation from the state government. In deed the state government was about paying N60 Million to Ntokor as compensation when Awka got wind of the move and successfully petitioned the state government not to pay them.

Awka people equally followed it up with a fresh suit on the area purportedly acquired which they claim is not dispute. The new suit has been brought to the attention of the Anambra State Government to alert them not to deal with Ntokor in respect of Awka lands".

Leading the Awka legal team for this case is Dr. J. IBIK S.A.N.Ntokor is north of Awka, near Isiagu Town.



SUIT AA/1/80: AWKA VS. AMAWBIA (AGUCHA AND IDEGHIDE LANDS) ENCOMPASSING OLD GOVT. STATION, ST. PAULS UNI.

BISHOP CROWTHER SEMINARY, MIN. OF WORKS, IKWODIAKU PRY. SCH, UDOKA HOUSING ESTATE INCLUDINGEZE UZU'S PALACE ETC. ETC.

The battle is over. Amawbia (David) has finally defeated Awka (Golliat) in all fronts.

The battle of wits between Amawbia and Awka over the latter's land has turned from a subtle war of attrition to an open campaign of invasion, conquest and occupation by Amawbia.

In the late 1970's, the Amawbia people crossed their South-Eastern boundary (just before Mountain of Fire & Miracle Church, coming from Umuokpu) with Awka into Agucha lands in a most brazen manner. A shooting war with Awka ensued, after which Amawbia beat a hasty retreat and resumed a more subtle campaign.

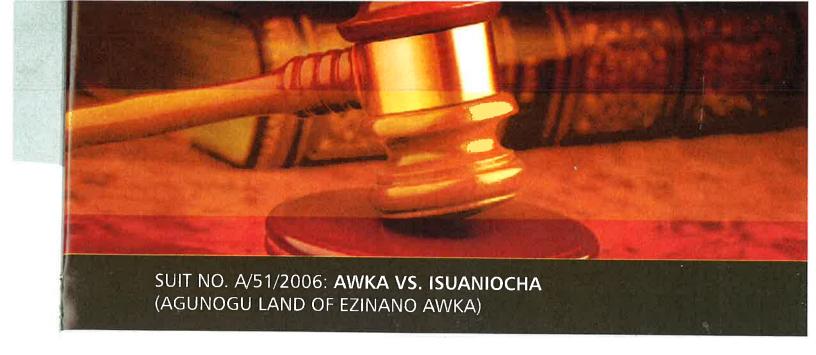
First, they instituted a suit claiming ownership of the entire old Awka Government stationed crossing over their natural Ekpe boundary at Ngene-Ukwa mentioned earlier. They added to their claim the lands of GTC, Paul's University, Ikwodiaku Primary School, almost the entire Ideghide land, including the residence of professor Dike.Mid-way they abandoned the case and Awka subsequently cross-petitioned them. They have since re-drawn their boundry with Awka. Now, they claim their boundary with Awka is Obunagu Road, Amikwo.

Meanwhile, as the case drags (22yrs on) they have resorted to self-help. They have in the last eight or so years made sure no signboard within old Awka Government Station including that of Awka South L.G.A bears Awka; they block it out with black paint.

In the Agucha /Ideghide lands, they have invaded, destroyed houses and properties belonging to Awka people. Now with the help of some HIGHLY PLACED AMIKWO INDIVIDUALS (Traitors) they are plotting and selling these lands and Awka simply sits by and watches.

The counsel to Awka (Igweogige Village Amukwo precisely) in this matter told us "I agreed with Igweogige people that a senior lawyer should join me to boost the Awka legal team. In fact, they chose Dr. Onyechilkeazu S.A.N, negotiated with him and agreed on a fee. Till date (October 24, 2012) nothing was paid to himand of course nothing was done".

\*NOTE AMAWBIA IS TO THE SOUTH OF AWKA TOWN.



This case concerns part of AGUNOGU land won by Awka people by right of conquest. Said Awka's solicitor in the suit. Today, the Amawbia, EnugwuAgidi, Nawfi, Isuaniocha, Okpunoetc are all claiming that they fought the war with Awka in what they called "ALLIANCE WAR" (OGU AMAKOM). Awka now is the common enemy and target.

"In the case between Awka and EnugwuAgidi(Suit No.A/55/2005) Amawbia and Isuaniocha gave evidence against Awka in favour of Enugwu-Agidi. It is expected that in this case, EnugwuAgidi and Amawbia will return the favour during the hearing.

\*NOTE-ISUANIOCHA IS TO THE EASTOF AWKA TOWN.



SUIT: NO A/165/2008: **NAWFIA VS. AWKA** (AGUNOGU LAND)-CASE 2

By the written account of Awka's solicitor in this suit "this case concerned the conspiracy to take many parts of AGUNOGU land from Awka people."

Nawfia brought this suit in line with the agenda of EnuguAgidi, Isuaniocha, Okpuno and Amawbia. Nawfia wanted to create a big confusion by trying to join the people of Enugu Agidi in the case. We see this is a ploy to put us together with EnugwuAgidi as codefendants so that EnugwuAgidi will act as spoilers in favourof Nawfia. We are vehemently opposing the Nawfia's application for joinder.

To underscore Nawfia's seriousness with the matter, they debriefed two of their sons namely B.T.E Nwofor S.A.N and Barr. NnamdiOtukwu last July and hired instead a counsel they believe is more competent to handle the matter namely Barr. Arthur Obi Okafor S.A.N.

\*NOTE- NAWFIAIS TO THE SOUTH-SOUTH OF AWKA TOWN.



SUIT NO: A/142/89

TITLE: NAWFIA VS. AWKA CASE 2

LAND DISPUTE: UMUOKPU TIMBER MARKET LAND

In some sense, this is a continuation of the Nwafia vs. Awka case over AguAkpuluka land of Umuokpu which Awka lost recently at both trial and appeal courts.

In 1989, when Nawfia sued Umuokpu Awka claiming ownership of AguAkpuluka Land (Suit No AA/140/89), they simultaneously sued Awka South LGA and Umuokpu village in a joint suit No A/142/89. Now, they are using their victory in the land case to boost their chances of victory in the current case. Leaving nothing to chance, they have since after the AguAkpuluka land case victory at the Appeal Court hired the services of Prof. IlochiOkafor S.A.N who has since gone ahead to amend Nawfia's case to include the judgement over AguAkpuluka land case.

In the said judgement, the trial judge at the High Court made a statement of finding to the effect that Amawbia shares common boundries with Nawfia, meaning that Umuokpu is non-existent or at best, squatters. This is not true-we know but that is the position of the law as at today.

\*NOTE- NAWFIA IS TO THE SOUTH-SOUTH OF AWKA TOWN.



SUIT NO: A/55/2005: AWKA VS ENUGWU AGIDI (AGUNOGU LAND INCLUDING NTA)

This case is between EnugwuAgidi andEzinano community, Awka .Ezinano communitycomprises Umuokpu, Ezioka, Amikwo and Agulu.

EnugwuAgidi is laying claim to part of Agunogu land including NTA and New Town Layout. EnugwuAgidiwere originally represented by one of their sons Chief barr. Alex Ndukwe, but later engaged the services of Chief O.R. Ulasi S.A.N. to boost their legal team.

This case is almost being concluded and we think Awka should urgently engage the services of a sound S.A.N. to boost our legal team.



#### SUIT NO. AA/57/74 AND APPEAL NO. CA/E/16/2008: NIBO VS. AWKA

Some Awka villages (e.gNkwelle, Umudioka ,Umuike,Umuoruka and Umujugwo) own lands across Obibia stream. But in 1974 people from Ifite- Nibo village in Nibo town tresspersed into the land of Obeagu Akamanato Community of Awka comprising Umuike, Umujagwo and Umuoruka villages across Obibia stream claiming that Awka town does not own any land across Obibia stream and that the boundary of Awka and Nibo is at the back of the late Prince Udekwecompound. Awka sued Nibo for trespass and won.

Nibo people have filed an appeal at the Court of Appeal Enugu. Leading their legal team is J.H.C OKOLO S.A.N.

Solicitors to Awka in this case told us that "...Obeagu Akamanato need financial help to sustain the appeal at Enuqu.

Recently, despite their defeat, Nibo people entered part of the land to sell it to unsuspecting members of the public. Our people cannot find the money to place "Cavaet Emptor Notice" in the daily papers."

Nibo is to the latest of Awka town.

**OKWANKA DECEMBER 2012** 



Chief Isaac Igwedima Nwosu (AIZA)



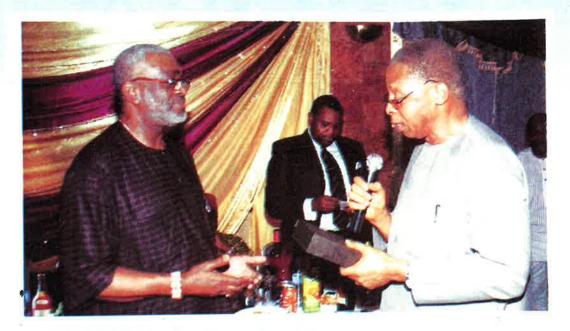
Chief Obiora Orogbu



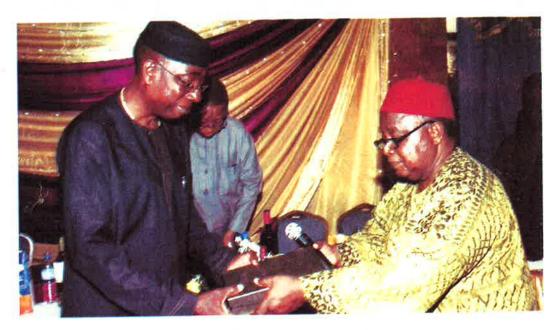
Dr. E. Egbogah Receives Award

12

2



Senator (Dr.) High Chief Ben Ndi Obi



Lieutenant General Chikadibia Isaac Obiakor (RTD)





### 8.6 BILLION NAIRA NGOZIKA ESTATE PHASEII LAND SCAM

Nigeria land use decree of March 1978 is one of the most revolutionary laws enactments in Nigeria.

The new law vested the lands of any state in the state Governor, as the 'trustee' for the people. All lands in any state are first owned by the Village, the Family or an Individual. The law also said the governor must properly inform the original owners of any land before acquiring it for overriding public interest. Adequate compensation must also be paid for such lands acquired.

Overriding public interest simply means, any land taken from the people must be solely for the purposes of government projects like state secretariat, government quarters, Schools, etc.Any land taken by government and given to an individual land developer or speculator forthe purposes of profiteering on that land is ILLEGAL. The owners of such land should go take back their land.

A typical example of this scam is Ngozika Estate phase II. The estate has about 1542 complete plots of land. The government took over these beautiful table and fertile land from widows, widowers and poor people of Awka town. They gave out 105 plots as compensation and the majority of the 1437 plots given to a so called developer-ROCKLAND DEVELOPMENT LIMITED. The only job for the so called developer is to parcel out the land and sale to people including Awka people at the rate of 6,000,000 million naira a plot.

THE MARKET PRICE OF THE 1437 PLOTS GIVEN TO THE SO CALLED DEVELOPER IS 8.6 BILLION NAIRA. This is just one of the many cases of land scam in Awka.

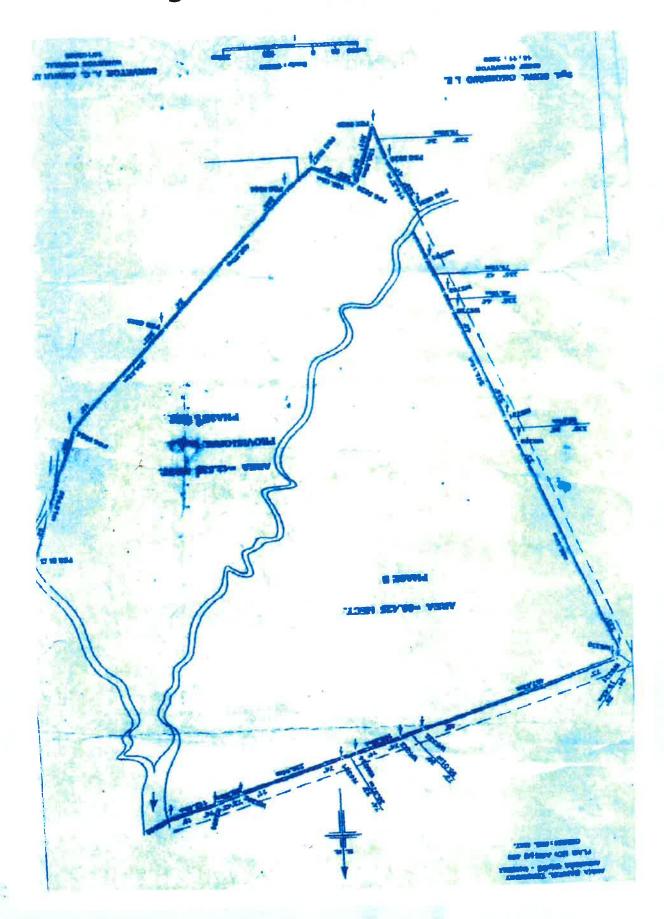
WE, ALL AWKA PEOPLE should be ashamed of ourselves for allowing such scams take place. The following are documentary evidences of this scam.

Page A1: Is the survey of Ngozika estate phase II showing 68.425 Hectares.

Page A2: Is the 102 compensation plots released to Ezioka community.

Page A3: sales advert by the so called developer.

#### Ngozika Estate Survey Plan



#### **Compensatory Plots to Land Owner**



#### ARIAMHERA STATE HOUSING HEVELOPMENT CORPORATION



Executive Business History Alony Enugli-Onilaha Expressary D M 11 5037 Awles. Anambra State, Nigana.

Telegrami ASHDC Telephone 07098148098, 07098148094 ashdcowka@yahou.com ashdcawka@gmail.com

Our Ref ASHDC/OM/EP 233/V .1/62 Date 28/12/2011

Chief Gilbert C. Nwanna Gilbert Nwanna & Partners (Estate Surveyors & Valuers) No 62 Zik Avenue Awka,

Sir.

RELEASE OF COMPENSATORY PLOTS TO LAND OWNERS OF NGOZIKA HOUSING ESTATE PHASE II, AWKA IN ACCORDANCE WITH THE ANAMBRA STATE GOVERNMENT LAND POLICY

Further to the payment of Compensation for Economic Crops to the Ezinano Landowners for the Ngozika Housing Estate Phase II, Awka, through you, their Attorney, I am directed to release a total number of 102 (One Hundred and Two) plots numbering 349 to 449 at the Ngozika Housing Estate Phase II, Awka.

Please note that with the release of the compensatory plets, Anambra State Government has fulfilled its obligation to the landowners.

It is necessary to advice you to ensure that the released compensatory plots are properly shared to all the landowners.

Please accept our best regards.

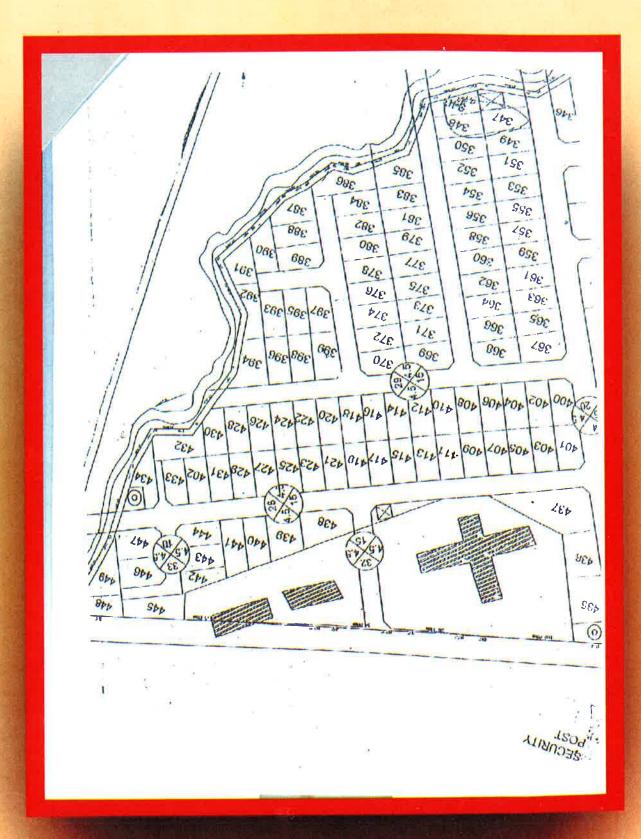
Yours faithfully

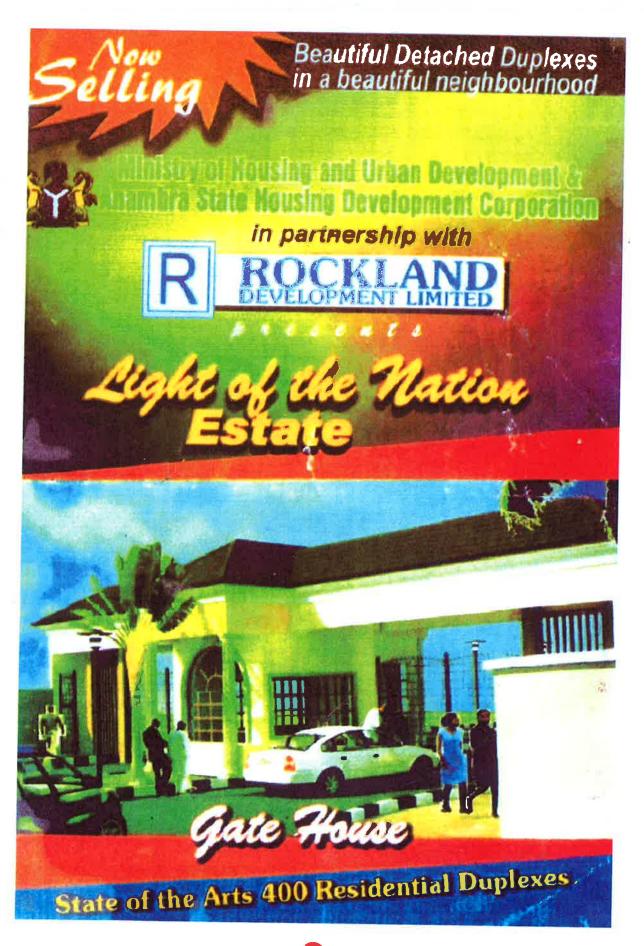
for: ANAMBRA STATE HOUSING DETELOPMENT CORPORATION

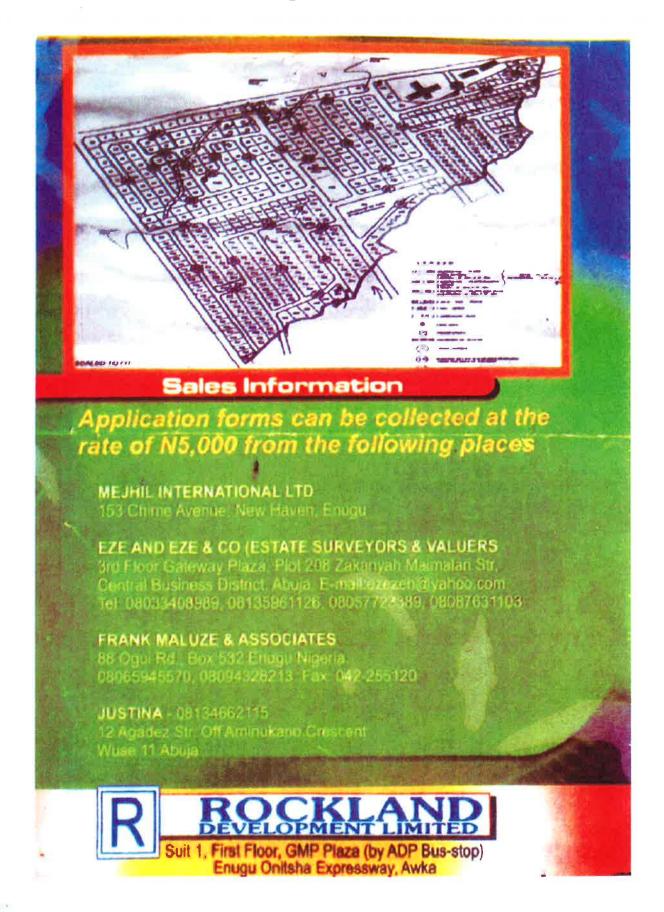
Surv. E.G. Oliobi

Ag. General Manager

#### **Released Plots**







#### Estate Features:

- O Chinese Restaurant
- **Recreational Park**
- Water bole holes & reserviour
- Asphalted roads with drainage
- Electricity
- Police post
- Fire Service station
- Religious Centres
- Lawn Tennis & Club House
- 24 Hours Security
- All in a gated estate with C of O

#### Mode of Payment:

- Outright Purchase of Fully Developed Property
- Part Payment of Fully Developed Property
- Part Payment of partly developed property
- Off plan property (Empty Plot)
- 5 Bedroom 25.3 Million Naira
- 4 Bedroom 22.7 Million Naira

#### Bankers:

- Zenith Bank
- Union Homes
- Aso Savings
- Federal Mortgage Bank





#### CONCLUSION

Okwanka's Recommendations
The cases listed in this work
represents what might be called
the enemy withoutbecause the
attack from Awka is coming from
outside. But what about the
enemy within- the highly placed



Awka sons who have made dealings and speculating on Awka lands a major and lucrative business for self-gain even if it means the town goes under? Is it the Dike Park land case or the matter of invasion of Amikwo- Awka lands? Well known Amikwo sons are involved and are all known to Awka people because they do what they do openly and without fear.

While it is imperative to tackle the enemy without, it is even more imperative for us as a people to squarely and meaningfully address this ugly matter of the enemy within- i.e. internal sabotage and treachery. Otherwise, whatever else we do might be in vain for as it is said, a house divided against itself can never stand. There must be clearly spelt out punishments by the Awka town for anyone who sabotages Awka's interest or acts treacherously to undermine Awka in any way whatsoever and such punishment should be fully executed to act as a deterrent to others. Ovuonye anaraakaliobodo, no matter whom. But the brazenness and impunity on display by these well-known Awka saboteurs has lasted for so long because Awka tolerated it. Enough should be enough!

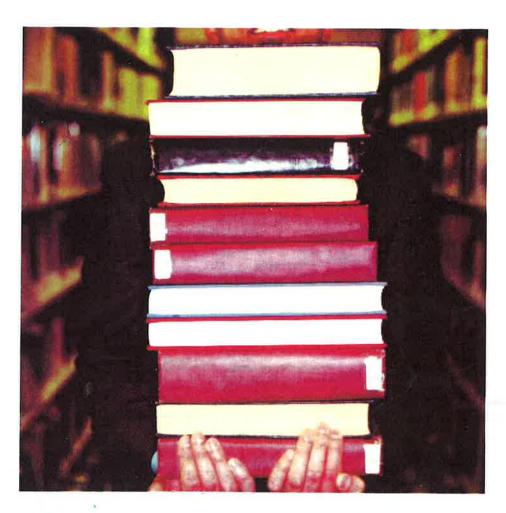
Deriving from the fore-going, we must as a people urgently and matter-of-factly reinvent the IGWRBUIKE spirit by which Awka town attained her famed greatness but which spirit the present generation of our people seem to have lost. We should not individualize or sectionalize any case that concerns Awka. Doing this will fast track the realization of the following goals we now suggest:

#### THE WAY FORWARD

- 1. All law suits which, to all practical intents are a question mark on Awka's territorial integrity (i.e. all the cases listed in this work) should be seen as AWKA'S AFFAIR, whole and entire, rather than that of the Awka village(s) directly affected. That being so, Awka town must now, as one, do all that is humanly possible to ensure Awka's victory in all the suits. We can do it.
- 2. Institution of a N200million Legal Trust Fund
  There is the urgent need to institute a N200million Legal trust Fund to
  achieve the stated goals in (i) above. Funding should come by way of
  voluntary donations from Awka sons and daughters at home and abroad
  and a regime of COMPULSORY LEVY on every taxable Awka man. The
  Trust Fund should be managed by well-known Awka men and women of
  proven integrity and unquestionable loyalty to Awka cause. OKWANKA
  respectfully recommends the following, without prejudice to other
  nominations
- (1) Dr Emmanuel O. Egbogah O.O.N
- (2) High Chief (senator) Ndi Obi C.O.N
- (3) General (Rtd) C.I Obiakor
- (4) Ozo German M. Nwofor
- (5) Ojiefi Christian Offodile
- (6) MrEzidinmalfejika (A.I.G rtd)
- (7) Chief NebeOguguo etc
- 3. Awka should as a matter of great urgency place a "Buyer-Be Ware" notice on ALL Awka lands that are not properly acquired by government and given to so-called developers as well as ALL Awka lands being contested by our neighbours

AWKA muo nu, zuo nu, buume, Kachan! **OKWANKA** 

## FOOCIFOR TOUGHT



READ A BOOK TODAY AND BE INFORMED

# ROUGH-SKETCH OF AWKA TOWN AS AT 1991

