

Inquiry into the Stamina of Nigeria's Land Administration System towards Sustainable Delivery of Urban Lands

¹Kazeem Akinbola,²Jacob Babarinde,³Olumayowa Oloyede

¹Dept. of Estate Management and Valuation, Federal Polytechnic, Ilaro, Nigeria

²Dept. of Surveying and Land Studies, Papua New Guinea University of Technology, PNG

³Dept. of Estate Management, Covenant University, Ota, Nigeria

¹akbolayemi@gmail.com,²jbabarin@hotmail.com,³mayowa_oloyede@yahoo.com

Abstract

It must be recognised that productive use of resources as cherished as land cannot be seen to be optimal, until it is keyed into sustainability indicators for proper calibration and assessment. The ease with which land as a resource, especially within the urban milieu, is delivered by various land agencies, in addition to its accessibility to several categories of potential users for varying developmental purposes, are arguably the most paramount of such indicators. Land delivery and accessibility issues predicate on several factors, chief of which is the techno-operational sophistication of the land administration system in the country under focus, especially those found within the stratification of underdeveloped and developing belts of the world. It is against this background that this study was conducted, so as to measure the stamina and level of sophistication of the arsenal of Nigeria's land administration system. This is to ensure prompt and efficient delivery and accessibility of urban lands through formal land market mechanism, by different categories of developers, by benchmarking the assessment of the LAS stamina via the following score-cards, namely: promptness, capacity, reliability, foresight, quality, coverage, discretion, penetration, capability, drive, judgment, flexibility, output, precision and responsibility. Out of the total 189 individuals considered as the sampling frame for the study, 115 individuals qualified for inclusion in the sample that was subjected to a structured questionnaire survey involving career land officers, tenured land advisers, practising land consultants and land developers in the six states of south-western Nigeria. This was done so as to ensure a spread in the results that have greater breadth and are unbiased on the issues involved in this study. 101 questionnaires were retrieved, out of which 92 questionnaires were valid following data screening, and were used as basis upon which analyses were done. Emphasis was placed on the use of a 5-point Likert scale measurement, combined with both inferential and descriptive statistical tools for further explanations of the results. Findings indicate that the much desired level of sophistication in LAS for proper assessment of both past and present practices and to discern emerging challenges and frontally tackling them is inexplicably low. Hence, the study concludes that this not-so-impressive trend has rendered Nigeria's land administration system (LAS) ineffective, inefficient and less globally competitive. Among the policy implications is that there is a strong need for a virile mechanism through which public systems, including the land administration systems (LASs), will be frequently monitored for continual updating and overhauling of their platforms for buoyed stamina and improved performance.

Keywords: inquiry, stamina, Land Administration System, urban lands delivery, Nigeria

1. Introduction and Nature of the Problem

Land administration functions have been variously described to include (United Nations Economic Commission for Europe, 1996) land tenure (land rights, registration of title), land value (the collection of revenues on land by government through sales, leasing and taxation, ground rent, stamp duty and compensation in the event of compulsory acquisition), land use (regulations, zoning and control), and land development (implementing land use through the development of infrastructure). Land as one of the major real estate development factors is essentially indispensable and its sustainable management is thus crucial for hitch-free supply, with a view to making it easily accessible for adequate housing production. An efficient Land Administration System (LAS) is the platform for implementing government policies and land management strategies. It is also a means to achieving development objectives and improving the wellbeing of the society, among other ranges of socio-economic goals (Ayo-Vaughan, 2002). This paper is framed around the proposition that although the formal land administration systems in Nigeria are continuously striving to improve above their erstwhile appalling level of productivity, some drastic and decisive measures must be taken urgently to move the nation forward. The LASs as they presently function are far less desirable than what is acceptable to be attuned with the dictates of global best practices; hence, they greatly fall short of meeting the ever-increasing demand and complex-driven requirements of the teeming population of Nigerians who are yearning for land upon where to build (Akinbola and Yassin, 2017a).

It is common knowledge that in recent years the snapshots of trends depicting the malfunctioning of the bureaucratically-enshrined formal land delivery system - the glaring implications of the dysfunctional public land delivery system - have led to the unprecedented rearing and thriving of the informal land delivery system. The informality in land delivery with its ugly manifestations of planlessness, poor environmental quality, slum generation, land-related disputes, etc., that are associated with housing and land development, are being experienced on an increasing scale. For example, in the 1960s, housing built on informal (unplanned) land in Lagos metropolis consisted of between 30% and 39% of total housing construction. In 1975, the proportion increased to about 55%. In 1992, housing development on informal land areas was estimated to constitute about 60% of the housing stock in Lagos; presently, housing development on informal lands accounts for over 70% of total housing stock in the country (Mabogunje et al., 2010). From the foregoing, it appears that the persistent poor performance of the formal land delivery system has created a conducive environment for the blossoming of informal land supply and development. The informal sector seems to have taken over the leading role in supplying lands for housing development of various classes (Egbu et al., 2008; Akinbola and Yassin, 2017b) around the country.

Therefore, the purpose of this paper is to escalate the profile of on-going national discourse on national Land Administration System (LAS) by posing some questions, which are begging for answers. These include: What is actually besetting the formal land administration system from performing optimally? What are those factors that are responsible for non-robust output of formal land administration system? How best can dynamism be embedded in the fabrics of formal land administration system? Can urban land acquisition challenges be totally eradicated or at least drastically reduced through some smart land administration mechanisms? Towards this end, the paper is divided into five sections. After the introduction and problem statement in the first section, the conceptual framework and literature review are presented in the second section. The research method and findings are presented in the third and fourth sections respectively, followed by the concluding section which outlines the policy implications of the paper.

2. Conceptual Framework and Literature Review

To facilitate a sound appreciation of a national sustainable land administration system (LAS), a grasp of what constitutes the domain of formal land administration system is of paramount importance. Therefore, the conceptual framework for this paper is developed around the proposition that a formal Land Administration

System (LAS) is informed by the sustainable interrelationships among the core elements of a land hierarchy consisting of land policy, land management and land governance (Figure 1).

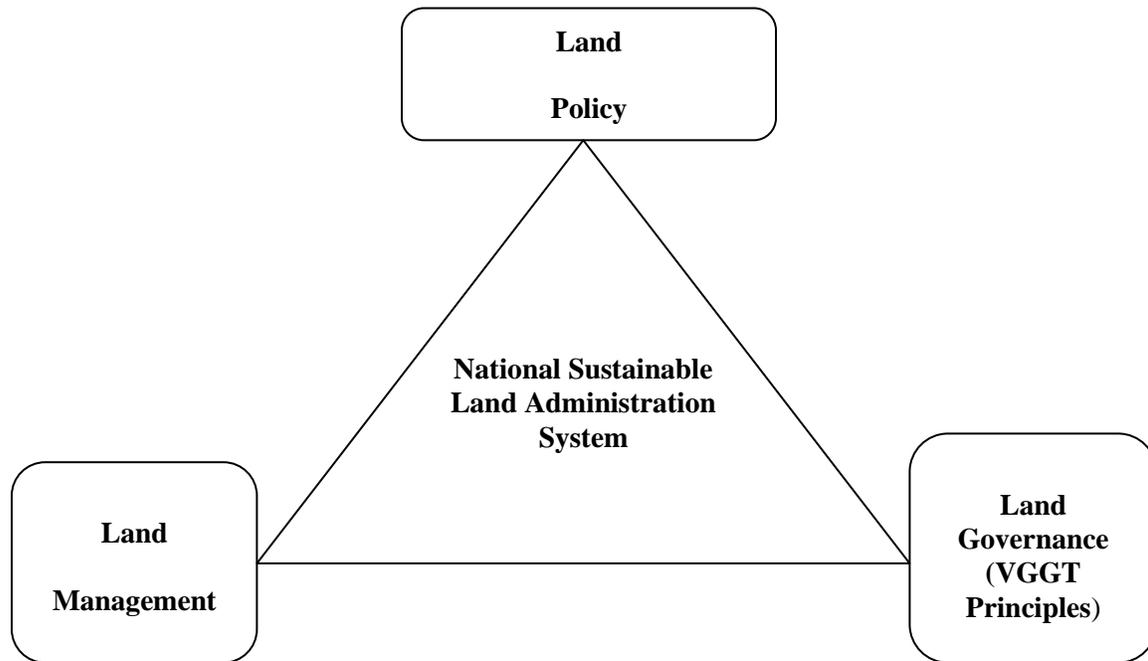


Figure 1: A Conceptual Framework for National Sustainable LAS

Source: Authors, 2018

Foremost, it must be recognised that a lot of on-going researches on informal versus formal land transactions and developments are studies that are built upon earlier studies as conducted in several countries around the world, especially in Africa and other countries in the global south. For example, in Tanzania, a report on the urban housing situation in four municipalities in Tanzania (Kironde, 1995) has noted that the majority of the house builders in Dar es Salaam and three other towns points to the fact that the appalling and sorry state of trends in formal land administration system, through which formally-controlled and regulated lands are supplied, had consistently paved way for an increasingly thriving informal land market arrangement; a trend that has been further buttressed by Barnes (2003) as well as World Bank (2010), that it is being sustained through buying, leasing, and even a mixture of lease-develop-operate and transfer mechanisms, among others. Urban land use planning and administration system are simply conceived as the collection of agencies, procedures, instruments and protocols that are often being formally sanctioned by the state, backed by formal laws, and linked especially to rights to develop, own and use land and housing, which are jointly called property (Enemark, 2005; Egbu et al., 2008).

Therefore, it must be noted that any attempt to provide some explanations for the above numerous highlighted queries as contained in this paper, towards ensuring that land administration system becomes better performing, that a grasp of what constitutes the domain of formal land administration system will not be out of place. Hence, a sustainable and formal LAS falls within a broader context of a land hierarchy consisting of land policy, land management and land governance. The relevance of each of these three broad components of the land hierarchy to an effective and efficient land administration system is examined as follows:

2.1 The Land Policy Level

Improvements to existing land administration system within an overall land policy framework to tackle social, economic and environmental issues of land management are an approach long suggested by the UNCHS (Yang.

1987). Focal literature appears to subscribe to this approach with a proviso that land matters of a country concerning social, economic, environmental and legal prescriptions on use of land, and natural resources should start with a land policy that must fit into the national development plans and objectives of a country that ultimately leads to concrete actions being taken (Abdulai, 2010; Enemark et al., 2005; Akinbola, 2017). In explicit terms, some scholars opine that the starting point for meaningful land administration system is the development of a land policy as a guideline and a tool. Thus, it becomes a worthy consideration that the land policy of a country must be used as a framework for determining land use, as well as conservation in order to meet its social and economic objectives (Akinbola and Yassin, 2017b).

In many developing countries, however, there is a realisation that land policies implemented since the colonial time have failed to deliver expected social and economic outcomes (De Soto, 2000; Akinbola, 2017). This trend has continued after political independence with pressure from rapid urbanisation, globalisation, and sustainable development as present global drivers (World Bank, 2008). Some levels of the pressure derive from the international community, for introduction of western models of individual land holdings and land markets that have caused certain decisions to be taken. Key among this is implementing solutions to certain perceived problems before the breadth and depth of the real problem are understood (World bank, 2002b), or when the solution itself is the problem (Farvacque and McAuslan, 1992).

However, as a way forward to policy decision, some scholars opine that for land policy development to achieve social and economic objectives, it will depend on the political ideology of the government in power whether capitalist or socialist oriented (Barnes, 2003). Also, it will depend on whether policy implementation is likely to be a joint responsibility of private and public entities. This is under the presumption that government can discharge its task of setting a binding framework to serve as the rules of the game. It has further been corroborated that land policies explicitly and implicitly reflect political choices made concerning the distribution of power between the state, its citizens, and local systems of authority (World Bank, 2002c). Thus, it may be suggested that land policy choices rest with governments and their citizens towards addressing common challenges. Impliedly, effective solutions to formal land supply for real estate development and investment lie with individual countries.

2.2 *The Land Management Level*

A sustainable LAS also has a link with land management, which is the second level of land hierarchy and appears to play an intermediary role between land policy and land administration (Akinbola et al, 2016c). Land management is seen as being equivalent to land administration with land use planning added (Berry, 2009). Land administration in this context is a process, which involves the determination, recording and dissemination of information about land tenure, value and use when implementing land management policies (Feige, 2003). Hence, the relationship between these two concepts is that land management implements land policies by means of land administration (Deborah, 2002; Zhu, 2002). Therefore, the explanations provided above appear to suggest that the difference between land management and administration is not black and white. Indeed, literature acknowledges that the line between both concepts is neither static nor significant (Enemark, 2008). Focal literature concurs that land management and land administration are complementary sub-systems, where hierarchy is not always distinguishable (Augustinus, 2010) and often one agency performs the same function (Brits, 2002). It is also opined that land management is about controlling the processes that put land resources to good effect (Adams, 2003; Egbu et al., 2007).

However, technically speaking, land management has a component of land use regulation such as zoning, placing ceiling on size of land holdings and environmental measures. Steudler (2004) aligns with this view that land management without proper land administration operates without any connection to reality and a weak land administration portrays land management operations as an abstract art. A classic example could be the proliferation of slums in urban centres in many developing countries (De Janvry et al., 2010). Nevertheless, land management is important in the land hierarchy, as aptly observed by Brown and Keast (2003) and also by UDIA

(2009). It is essential for economic development and sustainability of the environment, fostering good governance, and protection of civil societies. Indeed, it was indicated that land management paradigm of land policy builds governance directly into land administration (Deininger and Feder, 2009). One may, therefore, draw an inference that LASs are crucial for land management and land administration since both appear to be two sides of the same coin as expressed through several opinions and empirical findings of previous scholars (De vries, 2004; Wallace et al., 2010).

2.3 *The Land Governance Level*

Land governance is a subject well studied by experts such as Enemark (2005) and Augustinus (2010). As the third level of the land hierarchy and domain of LAS, land administration has both working definition and functional explanation that suffice for this study. Steudler (2004) provides a working definition: 'Land administration is the process of determining, recording and disseminating information about the tenure, value and use of land when implementing land management policies.' It is considered to include land registration, cadastral surveying and mapping, fiscal and multi-purpose cadastres and land information systems. Nonetheless, it is a fact that coordination of these three separate hierarchies has been a major challenge to land administration systems, which copiously makes integral role of land administration system to be hugely undermined, except for optimal deployment of necessary data architecture and related information-sourcing logistics (Wallace et al., 2010). Realising that these agencies have collectively failed to recognise land information as a corporate resource, merging these agencies into a single body in order to ensure efficient and effective service delivery in land administration is a prescription by many scholars on governance and development partners (Oxfam, 2002; Egbu et al., 2007; Akinbola, 2017).

Furthermore, it has been widely recognised that merger may as well not be the best solution to the problem of weak coordination, among the activities of the land administration agencies. This is because evidence abounds that attempts in many developing countries are not yielding desirable outcomes that one would have expected (Enemark, 2009; Geddes, 2000), which partly suggests why LAS remains largely dysfunctional in many countries. Therefore, bureaucratic land administration process is uneconomical and its inefficiency has been repeatedly underlined in the urban housing and land development literature (Adams et al., 2002; Deininger, 2008; Akinbola and MdYassin, 2016c). Moreover, studies on urban housing development conducted in Pakistan reveal that home builders often opt for the informal land supply system because informal land is affordable to most low-income households without much paper work or red-tape (Adams et al., 2003; Wallace, 2010). In an attempt to redress the problems emanating from inadequate formal land supply and the ensuing urban land management, conundrums including the mushrooming of unplanned housing, environmental degradation, increased densification in the informal housing and gross underutilisation of prime sites, a number of policy statements and strategies that are geared towards remedying this situation have been put forward by practitioners as well as researchers.

Furthermore, some scholars have called for institutional restructuring including reduction of procedural steps and institutions involved in land preparation and allocation (Enemark, 2007); adoption of high-tech skills in land surveying, as well as the mobilization of more resources, especially financial resources, both local and foreign, and stringent enforcement of by-laws (World Bank, 2002a). Others have appealed for the devolution of powers for land preparation and land allocation from the Ministry of Lands to the respective Local Governments (De Soto, 2000). Most of these proposals, however, fall short of addressing the core problem underpinning the persistent inefficiencies in land delivery for formal housing, namely, resource inefficiency. The proposals appear unrealistic because they imply a deeper cut into the already over-chopped miniature national cake. Therefore, some of the proposals require a reprioritisation of the development agenda at the national level in a manner that management of urban land, particularly the supply of land for formal housing, is placed higher up in the national development process. Considering the pathetic condition of the other arms of the public sector, especially the social sub-sector (viz. education and health), the appeal to government to channelise more financial resources to

urban land supply is being unrealistically optimistic. Brown and Keast (2003) have raised important points on this issue when they argued for the evolution of new concepts for formal management of urban land, including the adoption of modest standards and the recognition of land markets.

Therefore, it is against the above multidimensional background that an investigation aimed at unravelling the health and strength of the LAS has become desirable, especially as it concerns evolvement of new concepts that would presumably include the unveiling and deployment of liberal socio-economic policies. Such policies may include but certainly are not limited to selling and buying of bare urban land and later regularising them. Such attempts will not only reduce the frustration associated with the already overstretched formal land delivery system, but will also put money in the pockets of the land owning families to offset the cost of living as informal urban settlers, as well as liberalise and buoy the LAS (Akinbola, 2017).

3. Materials and Methods

Out of 115 structured questionnaires, each consisting of 30 mentally-stimulating questions subsumed under 15 measuring parameters for apt and better understanding by the targeted respondents, that were distributed, 101 questionnaires were successfully retrieved, but 92 were considered valid. Primary data was collected from the all stakeholders within government’s MDAs that were considered as internal actors of the LASs as well as independent land consultants, various categories of land users and developers together with some NGOs whose mandates revolve around land and shelter and are considered as external actors to LASs. Simple random sampling was combined with purposive sampling, so as to achieve a fair, balanced and unbiased research outcome from these two-opposing sets of internal and external actors (respondents). Data that were gathered from field survey were analysed with the aid of statistical methods of frequency and simple percentages in tabular forms via a 5-point Likert measurement scale, from where logical inferences that were analysed further using pie charts, were drawn for the final interpretation of the research outcomes via results and discussion of findings.

Table 1 sheds light on some of the responses of the targeted stakeholders, as distilled from the returned questionnaires for analyses, with the application of averages of responses from the two determinant statements of each of the measuring parameters, to draw necessary inferences and judgement from the data displayed on the tables, thus:

Table 1 - Analysis of gathered data

S/N	Constructs from LAS officials, land consultants and land users/developers.				
	SD	D	U	A	SA
1.	Promptness: P ₁ R _{MS}				
	(8)	(10)	(3)	(43)	(28)
	8.69%	10.87%	3.26%	46.74%	30.44%
2	Capacity: P ₂ R _{MS}				
	(8)	(11)	(2)	(43)	(28)
	8.69%	11.95%	2.17%	46.74%	30.44%
3	Reliability: P ₃ R _{MS}				
	(8)	(9)	(3)	(42)	(30)
	8.69%	9.79%	3.26%	45.65%	32.61%
4	Foresight: P ₄ R _{MS}				
	(7)	(11)	(3)	(43)	(28)
	7.61%	11.95%	3.26%	46.74%	30.44%
5.	Quality: P ₅ R _{MS}				
	(9)	(10)	(2)	(41)	(30)

	9.78%	10.87%	2.17%	44.57%	32.61%
6	Coverage: P ₆ R _{MS}				
	(8) 8.69%	(9) 9.78%	(3) 3.26%	(42) 45.65%	(30) 32.61%
7	Discretion: P ₇ R _{MS}				
	(9) 9.78%	(8) 8.69%	(4) 4.35%	(44) 47.83%	(27) 29.35%
8	Penetration: P ₈ R _{MS}				
	(7) 7.61%	(9) 9.78%	(3) 3.26%	(43) 46.74%	(30) 32.61%
9	Capability: P ₉ R _{MS}				
	(8) 8.69%	(10) 10.87%	(3) 3.26%	(42) 45.65%	(29) 31.53%
10	Drive: P ₁₀ R _{MS}				
	(9) 9.78%	(8) 8.69%	(3) 3.26%	(42) 45.65%	(30) 32.61%
11	Judgment: P ₁₁ R _{MS}				
	(8) 8.6%	(9) 9.78%	(4) 4.35%	(44) 47.82%	(27) 29.35%
12	Flexibility: P ₁₂ R _{MS}				
	(7) 7.61%	(10) 10.87%	(3) 3.26%	(43) 46.74%	(29) 31.53%
13	Output: P ₁₃ R _{MS}				
	(7) 7.61%	(9) 9.78%	(3) 3.26%	(43) 46.74%	(30) 32.61%
14	Precision: P ₁₄ R _{MS}				
	(9) 9.2%	(8) 9.24%	(3) 3.26%	(42) 46.19%	(30) 32.07%
15	Responsibility: P ₁₅ R _{MS}				
	(9) 9.7%	(10) 10.87%	(2) 2.72%	(43) 46.74%	(28) 29.89%

Source: Authors' Field Survey, 2018

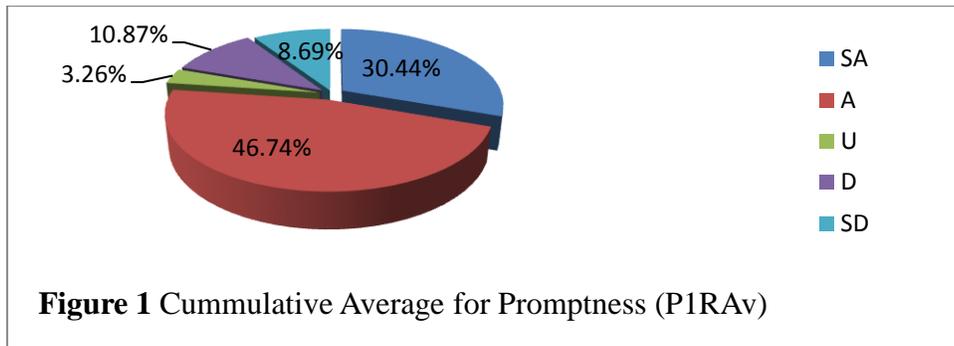
4. Results and Discussion

Table 1 clearly shows the following as interpretations of all the 15 parameters, against which the Nigeria's LAS's stamina is measured, as distilled from the responses gathered from various categories of respondents from the field.

4.1 Perception of the Effect of LAS's Promptness on Formal Delivery and Accessibility of Urban Lands

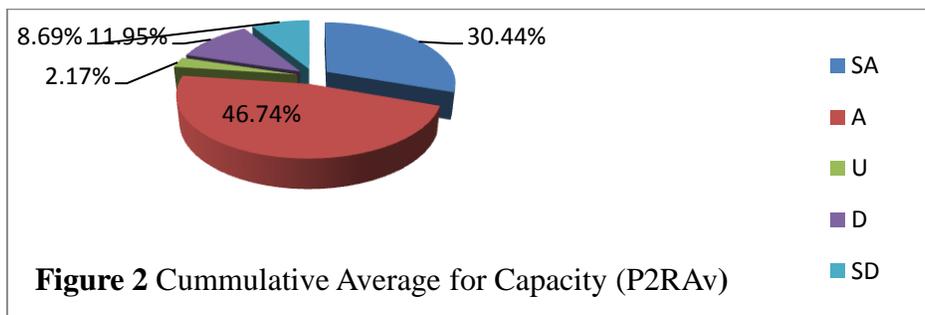
Responses to the first parameter (Promptness), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 1). It clearly indicates that Nigeria's LAS presently has less of promptness that is desirably required to optimally deliver formal land, with average of 43 respondents (46.74%) agreeing and average of 28 respondents (30.44%) strongly agreeing, while just 8 respondents (8.69%), 10

respondents (10.87%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS's weak response to formal land delivery and accessibility.



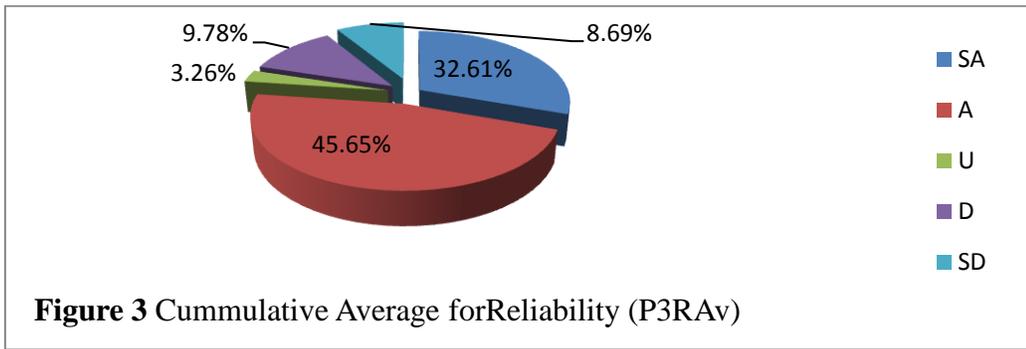
4.2 Perception of the Effect of LAS's Capacity on Formal Delivery and Accessibility of Urban Lands

Responses to the second parameter (Capacity), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 2). It clearly shows that Nigeria's LAS presently does not have much of capacity that is desirably required to optimally deliver formal land, with average of 43 respondents (46.19%) agreeing and average of 28 respondents (30.44%) strongly agreeing, while just 8 respondents (8.70%), 11 respondents (11.42%) and 2 respondents (2.72%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS's low capacity on formal land delivery and accessibility.



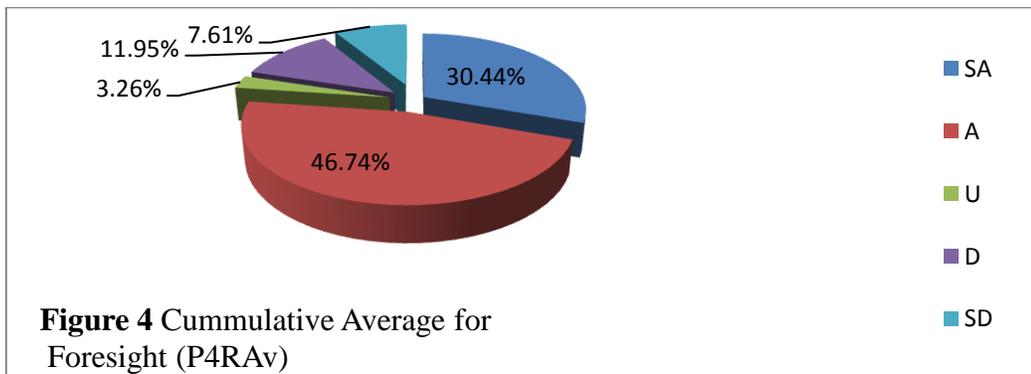
4.3 Perception of the Effect of LAS's Reliability on Formal Delivery and Accessibility of Urban Lands

Responses to the third parameter (Reliability), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 3). It copiously depicts that Nigeria's LAS level of reliability at the moment is lower than expected and hence certainly clogs the optimal formal land delivery system, with average of 42 respondents (45.65%) agreeing and average of 30 respondents (32.61%) strongly agreeing, and just 8 respondents (8.69%), 9 respondents (9.79%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS's low reliability on formal land delivery and accessibility.



4.4 Perception of the Effect of LAS’s Foresight on Formal Delivery and Accessibility of Urban Lands

Responses to the fourth parameter (Foresight), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 4). It clearly indicates that Nigeria’s LAS presently does not have much of desirable foresight to efficiently guarantee increased formal accessibility to urban land, with average of 43 respondents (46.74%) agreeing and average of 28 respondents (30.44%) strongly agreeing, while just 7 respondents (7.61%), 11 respondents (11.95%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s poor foresight on formal land delivery and accessibility.



4.5 Perception of the Effect of LAS’s Quality on Formal Delivery and Accessibility of Urban Lands

Responses to the fifth parameter (Quality), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 5). This clearly shows that Nigeria’s LAS presently falls short of quality that attunes with global standards, hence impedes the pathways with which formal accessibility of urban land would have been increased, with average of 41 respondents (44.57%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 9 respondents (9.78%), 10 respondents (10.87%) and 2 respondents (2.17%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s poor service quality on formal land delivery and accessibility.

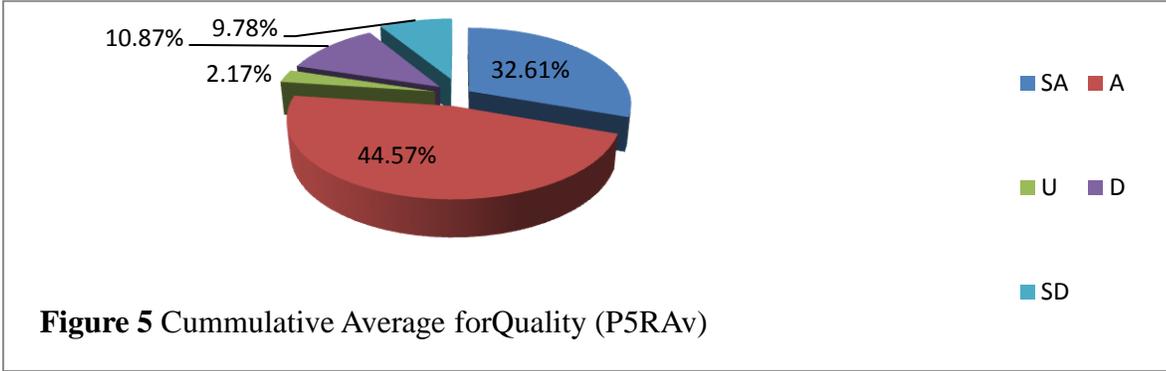


Figure 5 Cummulative Average forQuality (P5RAv)

4.6 Perception of the Effect of LAS’s Coverage on Formal Delivery and Accessibility of Urban Lands

Responses to the sixth parameter (Coverage), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 6). It clearly indicates that Nigeria’s LAS at the moment does not possess optimal latitude that is of sufficient breadth to aptly respond and address emerging formal land delivery challenges, with average of 42 respondents (45.65%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 8 respondents (8.69%), 9 respondents (9.78%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s weak coverage on formal land delivery and accessibility.

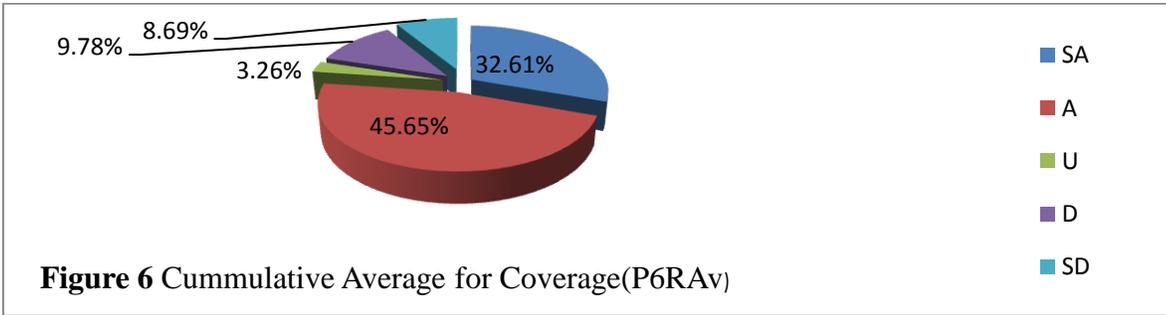


Figure 6 Cummulative Average for Coverage(P6RAv)

4.7 Perception of the Effect of LAS’s Discretion on Formal Delivery and Accessibility of Urban Lands

Responses to the seventh parameter (Discretion), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 7). It clearly shows that Nigeria’s LAS presently falls short of the expected discretionary elegance, which drives sound formal accessibility practice to urban land, with average of 44 respondents (47.83%) agreeing and average of 27 respondents (29.35%) strongly agreeing, while just 9 respondents (9.78%), 10 respondents (10.87%) and 4 respondents (3.81%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s weak initiative savvy on formal land delivery and accessibility.

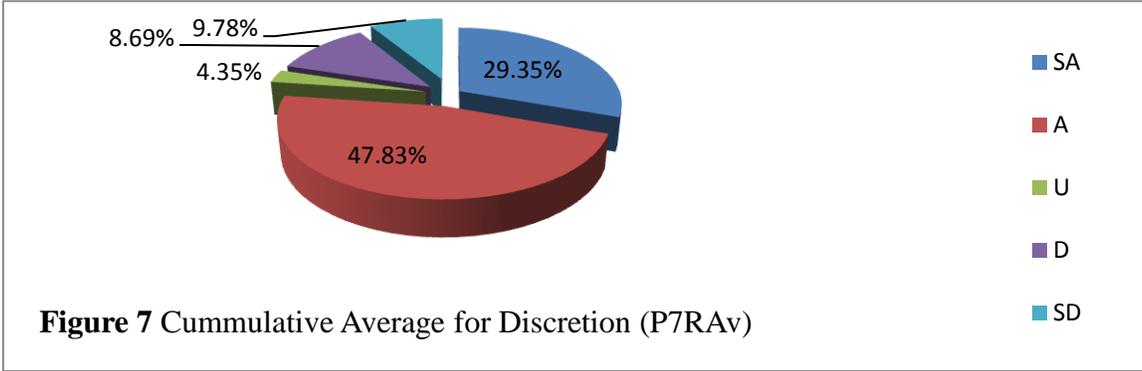


Figure 7 Cumulative Average for Discretion (P7RAv)

4.8 Perception of the Effect of LAS’s Penetration on Formal Delivery and Accessibility of Urban Lands

Responses to the eighth parameter (Penetration), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 8). It clearly shows that Nigeria’s LAS presently has lesser depth of incisiveness to transcend the surface of challenges being faced by prospective formal land users, with average of 43 respondents (46.74%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 7 respondents (7.61%), 9 respondents (9.78%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s shallowness on formal land delivery and accessibility

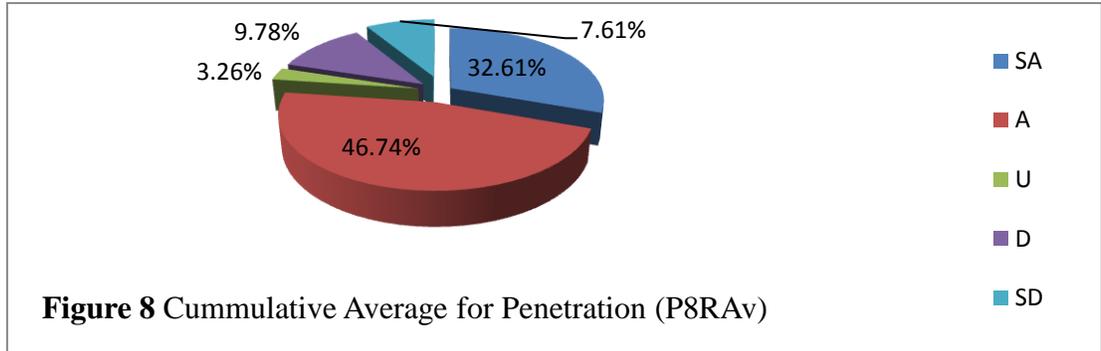


Figure 8 Cumulative Average for Penetration (P8RAv)

4.9 Perception of the Effect of LAS’s Capability on Formal Delivery and Accessibility of Urban Lands

Responses to the ninth parameter (Capability), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 9). This clearly shows that Nigeria’s LAS presently does not have much capability that is desirably required to optimally deliver formal land, with average of 42 respondents (45.65%) agreeing and average of 29 respondents (31.53%) strongly agreeing, while just 8 respondents (8.69%), 10 respondents (10.87%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s low capability on formal land delivery and accessibility.

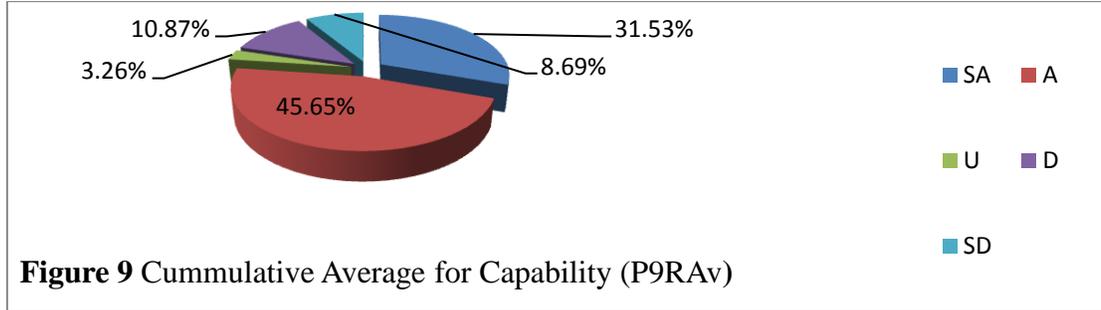


Figure 9 Cumulative Average for Capability (P9RAv)

4.10 Perception of the Effect of LAS’s Drive on Formal Delivery and Accessibility of Urban Lands

Responses to the tenth parameter (Drive), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 10). It clearly shows that Nigeria’s LAS presently falls short of the much needed zeal that is desirably required to optimally deliver formal land, with average of 42 respondents (45.65%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 9 respondents (9.78%), 8 respondents (8.69%) and 2 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s poor zeal on formal land delivery and accessibility.

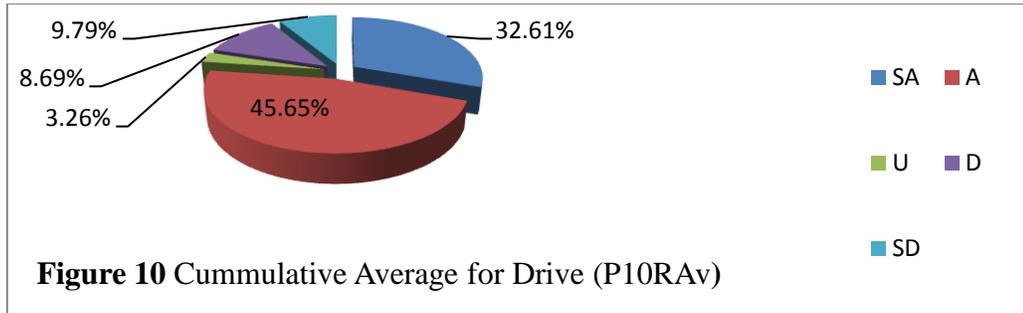


Figure 10 Cumulative Average for Drive (P10RAv)

4.11 Perception of the Effect of LAS’s Judgment on Formal Delivery and Accessibility of Urban Lands

Responses to the eleventh parameter (Judgement), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 11). It clearly shows that at the moment, the state of health of Nigeria’s LAS prevents it from mustering high level of decisiveness that is sound enough to speed up formal land delivery, with average of 44 respondents (47.82%) agreeing and average of 27 respondents (29.35%) strongly agreeing, while just 8 respondents (8.69%), 9 respondents (9.78%) and 4 respondents (4.35%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s weak decisiveness on formal land delivery and accessibility.

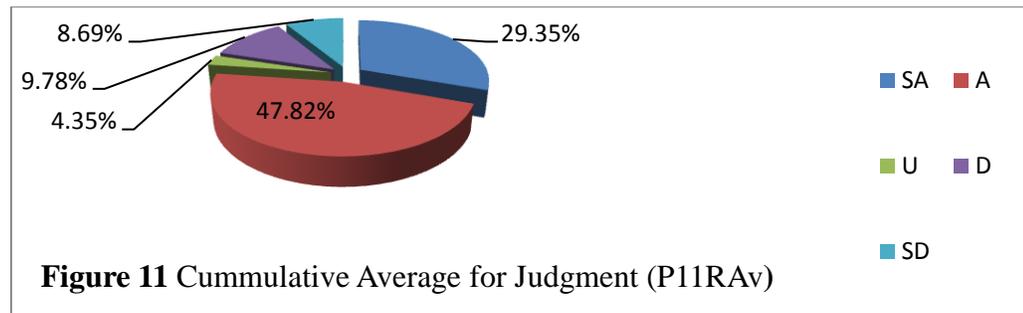


Figure 11 Cumulative Average for Judgment (P11RAv)

4.12 Perception of the Effect of LAS’s Flexibility on Formal Delivery and Accessibility of Urban Lands

Responses to the twelfth parameter (Flexibility), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 12). It clearly shows that the present level of flexibility of Nigeria’s LAS is not adequately dynamic to maximally solve formal land accessibility challenges, with average of 43 respondents (46.74%) agreeing and average of 29 respondents (31.53%) strongly agreeing, while just 7 respondents (7.61%), 10 respondents (10.87%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS’s low dynamism on formal land delivery and accessibility.

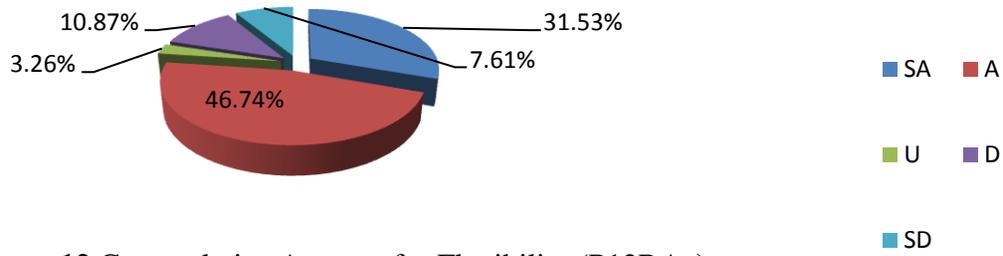


Figure 12 Cummulative Average for Flexibility (P12RAv)

4.13 Perception of the Effect of LAS's Output on Formal Delivery and Accessibility of Urban Lands

Responses to the thirteenth parameter (Output), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 13). It clearly indicates that the present level of output of Nigeria's LAS is not adequately strong to maximally solve formal land accessibility challenges, with average of 43 respondents (46.74%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 7 respondents (7.61%), 9 respondents (9.78%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS's poor output on formal land delivery and accessibility.

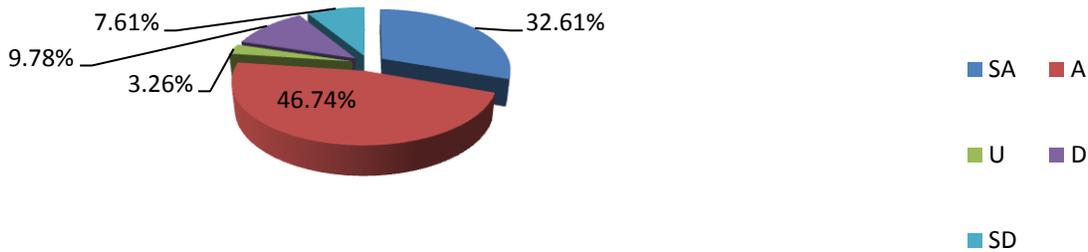


Figure 12 Cummulative Average for Output (P13RAv)

4.14 Perception of the Effect of LAS's Precision on Formal Delivery and Accessibility of Urban Lands

Responses to the fourteenth parameter (Precision), which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 14). This clearly indicates that the present level of exactitude in reaching out to trouble-shoot, find and resolve formal land accessibility challenges by Nigeria's LAS is abysmally low, with average of 42 respondents (45.65%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 9 respondents (9.78%), 8 respondents (8.69%) and 3 respondents (3.26%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS's imprecision on formal land delivery and accessibility.

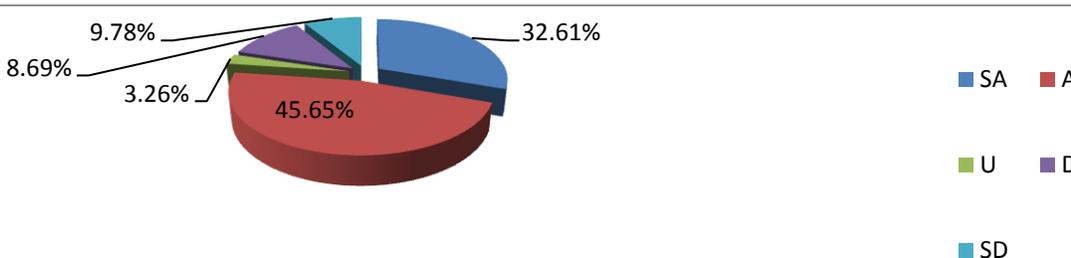
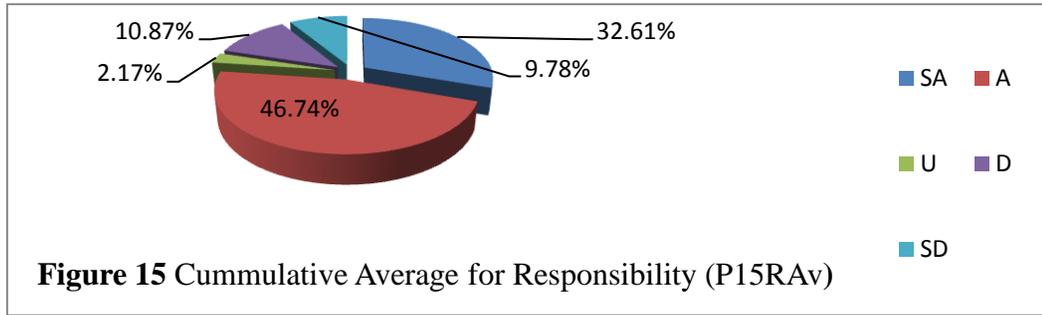


Figure 12 Cummulative Average for Precision (P14RAv)

4.15 Perception of the Effect of LAS's Responsibility on Formal Delivery and Accessibility of Urban Lands

Responses to the fifteenth parameter (Responsibility) which were calibrated and measured in mean score (Table1) are further expressed on percentile scale chart (Figure 15). It clearly shows that the present level of sense of duty being mustered by Nigeria's LAS is disturbingly poor and insufficient to address the multi-faceted challenges of formal land accessibility, with average of 43 respondents (46.74%) agreeing and average of 30 respondents (32.61%) strongly agreeing, while just 9 respondents (9.78%), 10 respondents (10.87%) and 2 respondents (2.17%) strongly disagree, disagree and are undecided respectively on the adverse effect of LAS's poor sense of duty on formal land delivery and accessibility.



5. Summary of Findings and Discussion

The following is a summary of the major findings of this study;

- i) It is evident that the present state of health of Nigeria's land administration system, as empirically gathered, is highly unacceptable within the context of the globally-attuned land administration system, which is expected to deliver the quantum of urban lands needed for sustainable socio-economic development in the country. Hence it stands to reason that unless urgent steps are taken to address this unfortunate trend, informal land market might rear its strength over and above the formal delivery mode, the adverse consequences of which are better imagined than experienced.
- ii) Analysis of a parameter such as capability was able to reveal how weak Nigeria's LAS is, in terms of being far from having much desirable level of cutting-edge expertise to optimally deliver urban land formally and this further reveals government's indifference towards research and development as well as unfavourable disposition to training and retraining modules for officials. The implication of this is huge, as the few ones with requisite expertise will be overloaded with responsibilities, the result of which shall be recurring delays, considering the population of land applicants are being served, among other headaches.
- iii) Results of analyses of parameters such as capacity and responsibility are highly worrisome, in that the two tend to correlate. An LA that is grossly understaffed will lack capacity in terms of requisite number of officials to handle multifaceted land application requirements, etc. Hence, government agencies are bound to be disappointing all categories of applicants whose land needs are not likely to be met as envisaged, because their understaffed situation has affected their level of responsibility.
- iv) The results on parameters like drive and promptness reveal that the present structure of Nigeria's LAS, which is without any recognised synergy, has resulted in partly disadvantaging the system of strong drive that goes with collaborative efforts. Hence as these parameters presently stand, they do

not have sufficient horizon to quickly articulate in a holistic manner the trends of the past, present and emerging occurrences that are associated with ever increasing requirements of teeming Nigerians whose land development needs are to be met on a faster basis.

- v) Responses from the majority of stakeholders point to the fact that the entire LASs around the 36 states in Nigeria do not have the requisite forthrightness in terms of meeting up with the agreed terms and conditions of civil service rules and culture of civic engagement expected between a service provider and the clients it set out to serve. Hence, series of complaints about frustration on the part of land applicants are recorded on a daily basis, due to unreliability of the LAS officials, though this might not be unconnected with the enormity of tasks on the table of few skilled ones employed. Therefore, the LASs need to be well-positioned in order for the authorities to be able to cater for varieties of needs of increasingly land-driven endeavours of Nigerians as the population continues to soar.
- vi) The field results suggest that Nigeria's LASs, as they are presently operating, do not exhibit a desirable level of output quality capable of expeditiously facilitating the pace of processing of several land applications. Furthermore, the global acceptability of the service delivered will be doubtful if the challenges bedevilling formal accessibility of urban lands are not mitigated promptly.
- vii) Analysis on parameters such as foresight and discretion points to the worrisome state of the country's LASs in seamlessly conjuring up a strong link between pedigree and posterity of Nigeria's land administration culture. This is with a view to drawing lessons from the mistakes of the past and harnessing such equipped experience by taking the initiative to poke into future trends and comfortably device remedial mechanisms for forestalling challenges even far before they manifest. The essence of these attribute is to continually facilitate the formal delivery of urban lands more efficiently than it presently stands across most parts of the country.

6. Conclusion and Policy Implications

It must at this juncture be emphasised, so as to remove any unnecessary doubt that Nigeria's LASs are continually emerging towards attaining some of the provisions contained in relevant global standard conferring bodies, such as the ISO, LARSInvS, etc. Empirical evidence in this study has clearly shown some significant improvements in the levels of productivity of Nigeria's LASs in resolving myriads of land acquisition challenges and even positioning the country for global status of reckoning and competitiveness. However, more strategic efforts are being canvassed on the parts of the government and the relevant stakeholders for marshalling the not-so-good state of Nigeria's LAS. These efforts will hopefully increase in requisite functional dynamism and administrative robustness for measuring up to the challenges posed by formal land acquisition. The on-going efforts will also hopefully quickly and drastically reverse the current deficiencies in the LASs across the country, so as to buoy them into more efficiency and effectiveness, for the purpose of formally delivering urban lands to all categories of applicants in Nigeria, now and in the future and for overall sustainable national economic development.

The policy implications of the findings in this paper are as follows:

- i) Public authorities charged with designing and managing the LASs should have score-cards by which they can be externally assessed by the clients they are servicing, essentially to obtain an unbiased evaluation of their productivity and output generally;

- ii) An avenue must be created for cross-fertilisation of ideas, styles, culture, nuances and practices of tasks-rendering portfolios would not be out of place, so as to tap into the achievements made by other similar climes and harness such towards becoming a more productive LAS;
- iii) There is a need for a virile mechanism through which public systems, including the LASs will be frequently checked for continually updating of its directly relevant platforms for improved performance;
- iv) There must, as a matter of policy, be a modality via which LASs shall be thoroughly examined for possible detection of dysfunctionality, so as to address such frontally, before they degenerate into systems that are uncontrollable;
- v) Government should strive to provide regular and adequate budgetary allocations and undisturbed cash flows for the LASs, so as to equip and buoy them for greater efficiency and performance;
- vi) There is a need for a more informed system of logistic support and regular system overhauling, so as to engender sustained dynamic functioning and continued administrative robustness required of a vibrant land administration system that is strong enough to rise up to challenges associated with formal land acquisition in Nigeria; and
- vii) Government should ensure consistent overhauling of Nigeria's land administration system, as well as demonstrate enduring expansion of the workforce that is filled with the brightest minds, so as to keep up with requisite arsenal that measure up with global best practices.

7. References

- Abdulai, R. T. (2010). Traditional Landholding Institutions in Sub-Saharan Africa: The Operation of Traditional Landholding Institutions in Sub-Saharan Africa: A Case Study of Ghana. Saarbrücken: Lambert Academic Pub. AG & CO KG
- Adams, D., Disberry, A, Hutchison, N., Munjoma, T. (2002). 'Land Policy and Urban Renaissance: The Impact of Ownership Constraints in Four British Cities.' *Planning Theory and Practice*, 3 (2): 195-217.
- Adams, D., Allmendinger, P., Dunse, N., and White, M. (2003). 'Conceptualising the Impact of Public Policy on Land Pricing.' Paper presented at ESRC Seminar on Planning, Public Policy and Property Markets, University of Aberdeen, 11-12 September
- Adams, M. (2003). Land tenure policy and practice in Zambia: issues relating to the development of the agricultural sector.' Draft, 13 January, Contract no.: DCP/ZAM/01812002. Mokoro Ltd, Oxford, UK.
- Akinbola, K.B; MdYassin, A and Olajide, S. E. (2016a). Assessing the Strength of SLADECOM as a Model for Improved Formal Accessibility of Urban Lands in Nigeria. *Indian Journal of Science and Technology*, 9(46): 985-992.
- Akinbola, K.B; MdYassin, A and Olajide, S.E (2016c). Torch-lighting the robustness and dynamism of land administration system in surmounting formal land acquisition challenges in Nigeria. In *Empowering Innovation and Entrepreneurship for Sustainable Development*. proceedings of the 6th international graduate conference on engineering, science and humanities (IGCESH2016), jointly organised by School of Graduate Studies, Universiti Teknologi, Malaysia and UTM Postgraduate Students' Society (PGSS-UTM), held at Block N24, Faculty of Built Environment, Universiti Teknologi, Malaysia on 15th to 17th August, Johor Bahru, Malaysia.

- Akinbola, K.B; MdYassin, A. (2017a). Demystifying the Non-Suspected Retardants of Formal Delivery and Accessibility of Urban Lands for Real Estate Development in Nigeria. *European Journal of Social Science Studies*, 2(4).
- Akinbola, K.B; MdYassin, A. (2017b). Contextualisation of the ‘Brickwalls of Land Administration and Regulation System Affecting the Dynamics of Formal Land Market in Nigeria. *European Journal of Economics and Financial Research*, 2(2).
- Akinbola, K. B. (2017). Land Administration and Regulation Model for Improved Formal Delivery and Accessibility of Urban Lands in Nigeria. An Unpublished PhD Thesis Submitted to the Department of Real Estate Management, Faculty of Technology Management and Business, Universiti Tun Hussein Onn, Malaysia.
- Akinbola, K. B. (2018). A Comparative Study of the Performances of Land Administration Machineries in Nigeria and Malaysia. *IJAR Journal of Environmental Research and Development*, 2 (1).
- Augustinus, C. (2010). Improving Access to Land and Shelter. In K. Deininger, Augustinus, C., Enemark, S., Munro-Faure, I. (Eds.), *Innovations in Land Rights Recognition, Administration, and Governance* Available from: <http://siteresources.worldbank.org/INTARD/Resources/3358071174581646324/InnovLandRightsRecog.pdf> [accessed 2016].
- Ayo-Vaughan, A. E. (2002). Housing Policy and its Impact on Population. A Paper Presented at a Day (20th June) Continuing Professional Development (CPD) Workshop Organised by The Nigerian Institution of Estate Surveyors and Valuers, Ogun State Branch.
- Barnes, G. (2003). Lessons learned: an evaluation of land administration initiatives in Latin America over the past two decades. *Land Use Policy*, 20(4), pp.367-374.
- Berry, S. (2002). Debating the land question in Africa. *Comparative Studies in Society and History*, 44(4), pp.638-668.
- Berry, S. (2009). Building for the future? Investment, land reform and the contingencies of ownership in contemporary Ghana. *World Development*, 37(8), pp.1370-1378.
- Brits, A., Grant, C. and Burns, (2002). A Comparative Study of Land Administration Systems with special reference to Thailand, Indonesia and Karnataka (India). Synthesis paper for Asian region (Prepared for World Bank, May 2002.).
- Brown, K. and Keast, R. (2003). Citizen-Government Engagement: Community Connection through Networked Arrangements. *Asian Journal of Public Administration* 25(1), 107-132.
- Debrah, Y. A. (2002). Ghana, Management. In: Warner, M. (ed.) *International Encyclopedia of Business and Management*. London: Thomson Learning pp 2289-2295.
- Deininger, K., Ali, D. A., Holden, S. and Zevenbergen, J. (2008). Rural land certification in Ethiopia: Process, initial impact, and implications for other African countries. *World Development*, 36(10), pp.1786-1812.
- Deininger, K. and Feder, G. (2009). Land registration, governance, and development: Evidence and implications for policy. *The World Bank Research Observer*, 24(2), pp. 233-266.
- De Janvry, A. D., Gordillo, G., Platteau, J. P. and Sadoulet, E. (2010). *Access to land, rural poverty, and public action*. Oxford: Oxford University Press. ,
- De Soto, H. (2000). *The mystery of capital: Why capitalism succeeds in the West and fails everywhere else*. New York: Basic Books.
- De Vries, W. (2004). How progressive land titling could foster new surveying practices and land information systems—based on case studies in Namibia. *Computers, Environment and Urban Systems*, 28(5), pp.531-544.
- Egbu, A. U., Omolaiye, P. and Gameson, R. (2007). A quantitative model for assessing the impact of land use planning on urban housing development in Nigeria. *International Development Planning Review*, 29(2), 215-139.

- Egbu, A. U., Olomolaiye, P. and Gameson, R. A. (2008). Neo-institutional economic critique of the system for allocating urban land and development rights in Nigeria. *Habitat International* 32, 212-135.
- Enemark, S.A (2005). Cadastral Tale. In: Proceeding of Week on Geomatics. Bogota, Colombia 8-13 August), pp. 147-159.
- Enemark, S., Williamson, I., and Wallace, J. (2005). Building Modern Land Administration Systems in Developed Economies. *Journal of Spatial Science* 50 (2), 51-68.
- Enemark, S. (2007). Land Management in Support of the Global Agenda. In: Proceedings of 5th International Congress GEOMATICA 2007: Geomatics for the Development. Havana, Cuba, 12-17 February, 2007. 899-913.
- Enemark, S. (2009). Land Administration Systems. In: Proceedings of Map World Forum. Hyderabad, India, 10-13 February.
- Farvacque, C. and McAuslan, P. (1992). Reforming Urban Land Policies and Institutions in Developing Countries. Urban Management Program, The World Bank, Washington DC. .
- Feige, E. L. (2003). 'Defining and estimating underground and informal economies: The new institutional economics approach.' *World Development*, 18 (7): (1990) 989-1002. (See also <http://11129.3.20.411eps/dev/papers/0312/031.pdf>).
- Geddes, M. (2000). Tackling Social Exclusion in the European Union? The Limits to the New Orthodoxy of Local Partnership. *International Journal of Urban and Regional Research*, 24(4), 782-800.
- Kironde, J. M. L (1995). Access to Land by the Urban Poor in Tanzania: Some Findings from DaresSalaam. *Environment and Urbanization*, 7(1).
- Mabogunje, A. L, Bandeira, P., Sumpsi, J. M. and Falconi, C. (2010). Evaluating land administration systems: A comparative method with an application to Peru and Honduras. *Land Use Policy*, 27(2), pp 351-363
- Oxfam (2002). Copperbelt Land Workshop, 'Mindolo Ecumenical Foundation, Kitwe. 3-5 October). Oxfam, Lusaka.
- Stuedler, D. (2004). A Framework for the Evaluation of Land Administration Systems. University of Melbourne, Melbourne,
- UDIA (2009). The UDIA State of the Land. Urban Development Institute of Australia National Land Supply Study Report. . Retrieved from: www.udia.com.au/.../RJ_2369_UDIA_BK%20A4_StateofLand_FA_WEBREADY.pdf
- Wallace, J. (2010). Land acquisition in developing economies. *International Federation of Surveyors*, Article of the month February.
- Wallace, J., Marwick, B., Bennett, R., Rajabifard, A., Williamson, I., Tambuwala, N., & Agunbiade, M. (2010). Spatially enabling land administration: Drivers, initiatives and future directions for Australia. In *Spatially Enabling Society, Research, Emerging Trends and Critical Assessment*, being a book of readings edited by Wallace, J., Marwick, B., Bennett, R., Rajabifard, A., Williamson, I. Melbourne University Press.
- World Bank (2002a). World Development Report: Building Institutions for Markets. Oxford University Press, New York. Online, available from: <http://www.worldbank.org/poverty/wdrpoverty/report/index.htm> [accessed: 2016].
- World Bank (2002b). 'Upgrading of low income settlements.' Zambia Assessment Report.). Online, available, <http://web.mit.edu/urbanupgrading/upgradinglcase.examples/overviewafrica/country-assessmentsireports/Zambia-report.html> [accessed 2016].
- World Bank (2002c). Ghana: Upgrading low income urban settlements. Country assessment report No 1. Unpublished World Bank Report.
- World Bank (2008). *Sustainable land management sourcebook*. The World Bank.

- World Bank (2010). Land Governance Assessment Framework Manual. World Bank Study on Governance in Land Administration
- Yang, T. (1987). Property Rights and Constitutional Order in Imperial China, PhD Dissertation, Indiana University.
- Zhu, J. (2002). 'Urban Development under Ambiguous Property Rights: A Case of China's Transition Economy.' International Journal of Urban and Regional Research, 22.1 (March): 41-57.