

Critical Factors in the Sustainability of Systematic Land Titling and Registration in Ondo State, Nigeria

Caleb Oluwadare and Ayodeji Abidoeye (Nigeria)

Key words: Cadastre; Low cost technology; Security of tenure; Land titling; registration; sustainability; fit-for-purpose

SUMMARY

Recent advances in land administration aimed at making land titling and registration easy for citizenry. Considering the potential benefits of titling and registration both to the citizens and government, Nigerian government through the Presidential Technical Committee on Land Reform adopted Systematic Land Titling and Registration (SLTR) approach and selected Ondo and Kano States for the pilot survey. Five years after the commencement of the project in Ondo State, the project had ceased to continue. The paper investigated the fundamental factors that bear on the sustainability of systematic land titling and registration in Ondo State.

Primary and secondary data were used in the study. Primary data were obtained through the use of questionnaire administered on landowners and government agencies responsible for land titling and registration. Interview was conducted on selected heads of government agencies. Secondary data were obtained from the records of Land Record Bureau. Purposive sampling of landowners was carried out. Data were analyzed using frequency distribution and percentages analyses. A thematic analysis of interviews was carried out.

The paper found out among other factors that capacity building, cost of financing and political will of the executive administrator of the state are critical to the sustenance of systematic land titling and registration in Ondo State. The paper recommended among other things that adequate consultation and sensitization should be done using bottom-top approach prior to the implementation of SLTR to prevent system failure. The policy implication of this research finding is that SLTR could be resuscitated in the study area and give direction to developing nations that intend to embark on systematic land titling and registration. The paper concluded that the fit-for-purpose model if employed, offers a promising strategy for sustainable systematic land titling and registration in Nigeria.

Critical Factors in the Sustainability of Systematic Land Titling and Registration in Ondo State, Nigeria (10274)
Caleb Oluwadare and Ayodeji Abidoeye (Nigeria)

FIG Working Week 2020
Smart surveyors for land and water management
Amsterdam, the Netherlands, 10–14 May 2020