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# INHIBITORS TO SECURE ACCESS TO PROPERTY RIGHTS REGISTRATION IN AKURE, NIGERIA

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## ABSTRACT

**Purpose:** The objective was to elucidate the factors that inhibit formalization of land right registration with the view to form a panacea for improve and healthy land market development in the study area. There are still constraints with access to secure property rights registration in many states of Nigeria in contrast with the experience in developed economies.

**Design/methodology/approach:** The paper elicited data form 150 professionals in the built environment within Akure, the capital of Ondo state, using a structured questionnaire. Factor analysis by principal components was adopted in the data analysis.

**Findings:** The results show that six components accounted for 77.23% of the total variance explained and a total of six factors were extracted which converged in 10 iterations. Time taken in achieving land title registration, bureaucratic procedure involved, inappropriate document to work with, poor knowledge of ICT among officials and poor internet connectivity are among the inhibiting factors.

**Research limitations/implications:** The implications of the result are the need to introduce modern Land Information System (LIS) and Geographic Information System (GIS) into property rights registration process to make data more secured, enhance huge data storage, easy access and retrieval.

**Practical implications:** It is hoped this study would inform the practitioners and policy makers on the major inhibitors to secure access to property rights registration with the view of addressing them in order to accelerate land market development.

**Originality/value:** It is an original thought of the researchers that produce a new knowledge by solving existing problems. There are no conflicts of interest or plagiarism.

**Keywords:** Factor analysis; land access; land registration; property rights; security

## 1. INTRODUCTION

Access to secure property rights in Nigeria contrast the experience in developed worlds. Land market in Nigeria is still adversely affected by inability of the land market being actively supported with improved and complete formalization of land rights registration. The processes involved in recording of land rights in the forms of deeds

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registration or registration of title are still encumbered with prolong processes that discourage prospective property owners. Mabogunje (2006) rightly observed that constraints with access to secure property rights registration inhibit real estate property market development in Nigeria.

In advance economy of the world, the use of modern techniques and tools such as Geographical Information System (GIS), Land Information System (LIS), Satellite Imageries and Remote Sensing are highly integrated into the processes and procedures of land rights registration. These enhanced easy storage and retrieval of land information. However, there are lacks of synergy among institutions saddled with land rights registration in Nigeria. There is existence of practices that hampered effectiveness with which individual access secured property rights; among them are legal and extra-legal procedures (Enemark, 2001)

The formal access to Land rights registration in majority of our urban centres is not only costly but involves complicated processes that is devoid of simplified procedures (Omirin, 2003). Majority of people find it difficult to formalize their informal land right due to difficult procedures involved. Formalization of property rights in Nigeria presents different social, economic and political constraints. There are unclear land rights, weak land governance, and dysfunctional Land administration. There are further legal and institutional framework challenges compounding the process. (Mabogunje, 2006; Ukaejiofo, 2007)

Omirin (2009) observed that formalization of land rights in Nigeria involve passing through some complicated procedures. Besides, titling procedures and rights registration are characterized with widespread corruption and weak information management system. Like many developing nations of the world, the bulk of land in Nigeria are still supplied through customary land tenure system despite enactment of Land Use Act in 1978 that brought all land in each state of the federation under the state governor; to hold in trust for common use of the populace.

Access to secure land rights in urban and peri - urban areas are further compounded, most especially among low and medium income earners, by wide spread poverty and increase in urban population (UN-Habitat, 2010). The vast majority of the populations are excluded from access to secure property rights registration by regulatory framework. There exist a wide gap between lay down rules and practices. The land administration lacked the capacity to cope with demand for secure tenure or formalization of rights. Furthermore, there are widespread reports on corrupt practices associated with tenure rights registration and the inability of government to realize the fact that improved access to land rights is highly political (International Federation of Surveyors (FIG), 2007; Törhönen, 2006, UN/Habitat, 2004)

The objectives of this paper is to empirically analyse the various factors that are perceived to be obstacles to achieving secured access to property rights registration in the study area and profound solutions to the factors that inhibit secured access to property rights registration.

## 2. LITERATURE REVIEW

Literature abounds on secure access to land and security of tenure, most especially on how to make tenure and property rights more secure for the urban poor. Rakodi and Leduka (2003) observed that good governance and the rule of law are closely correlated with successful implantation of processes of improved access to tenure security and property

right. Mathieu, (2006) opined that equitable and transparent land administration process are most often facilitated by good governance and that land issues are profoundly political.

Secured access to land according to Oxfam (2007) empowers the holder of rights in land to raise and stabilize their income, and also influence participation in economic growth. Furthermore, it is an essential requirement for sustainable agriculture, poverty elimination, preserving people's culture and attainment of property market development. It is observed that there are links between food security, peace and security, reduction of poverty and secure access to land rights. Sometimes to achieve these, there are need for a political process of negotiation, conflict resolution and vested interest management according to International Land Coalition, (2007). Similarly, Deininger (2003) argued that secured property rights would increase the incentives of households and individuals to invest.

Food and Agriculture Organisation (FAO) (2006) opined that inadequate rights of access to land and insecure tenure often entrench poverty and impediment to rural development. The International Federation of surveyors (FIG) argued for the need for transparency and measures against corruption in land sector (FIG, 2007, pp6, 9). As a measure against corruption in the land sector, FIG suggested the following measures:-

- Inventory on creation of land tenure;
- Open access to information on ownership;
- Standardization of procedures for land information determination, recording and dissemination; and
- Land operations computerization.

The risk of corruption and inequalities in land allocation and management were found to be real. The consequences on the poor takes the form of difficult access to land assets, lacks of awareness on land policies and legal framework, misallocation of land rights, land grabbing and abuse (FIG, 2007, Bisiriyu, 2008).

In Africa generally, the frameworks for property rights protection for the displaced on account of poverty, discrimination and conflicts are very weak; unrealistic and not adequate. According to Payne (2002) standards restriction and complex procedures also complicate land security access. UN-Habitat (2004) estimated that 924 million people are presently without secured tenure in informal settlements in urban areas of developing countries. This was further supported by Deininger, (2003) who asserted that more than 50 per cent of the peri-urban population in Africa and about 40 per cent in Asia were under informal tenure that is highly characterise with insecured land rights.

In a bid to resolving the issues of tenure security, Raphodi and Leduka (2003) were of the opinion that rather than arguing against informal land delivery systems which are often effective in delivery of land for housing because of its user-friendly characteristics and social legitimacy, they are to be tolerated and accommodated while its weakness be identified and addressed in Africa as a means of secure access to land rights. Furthermore, the public sector agencies that manage land are to accept innovations in procedures and documentation.

## 3. STUDY AREA

Akure is a traditional Nigerian city and like other traditional Yoruba towns in the country, it exists before the advent of the British Colonial rule in the country. Akure, the capital city of Ondo state is located in South Western part of Nigeria and one of the 36 states of Nigeria. It lies approximately on latitude $7^{0}17^{1}$North of the Equator and longitudes $5^{0}14^{1}$ East of Greenwich Merdian. The population of the city according to National

Population Commission as at 2006 is 353,211 (NPC, 2006). This population is made up of civil servants, professionals, artisans, traders', farmers and students. Being a state capital, Akure is the hub of economic, social and political activities. The Akure land registry is situated at the Ministry of Lands and Housing of state. The figures 1 show the geographic location of Akure city

Despite the fact that Akure is a capital city, most of the land ownership rights are characterized by informality. The informal private sector in Akure comprises of people of different income background resulting to self-help housing/land ownership strategy (Aribigbola, 2007).

This sector takes risk of buying untitled land from informal market dominated by a cabal called "omo-onile" (land owners). After the purchase of the land, majority of these people take it upon themselves to construct their own roads, provide water and extend electricity into their own neighborhood.

The resultant effects of lands ownership under this arrangement are lack of standardization, distorted urban planning system and lack of secured property rights registration. This phenomenon is further observed to be permitted because of weak institutional framework, implementation; and paucity of reliable data for effective planning, monitoring and management of land ownership rights.

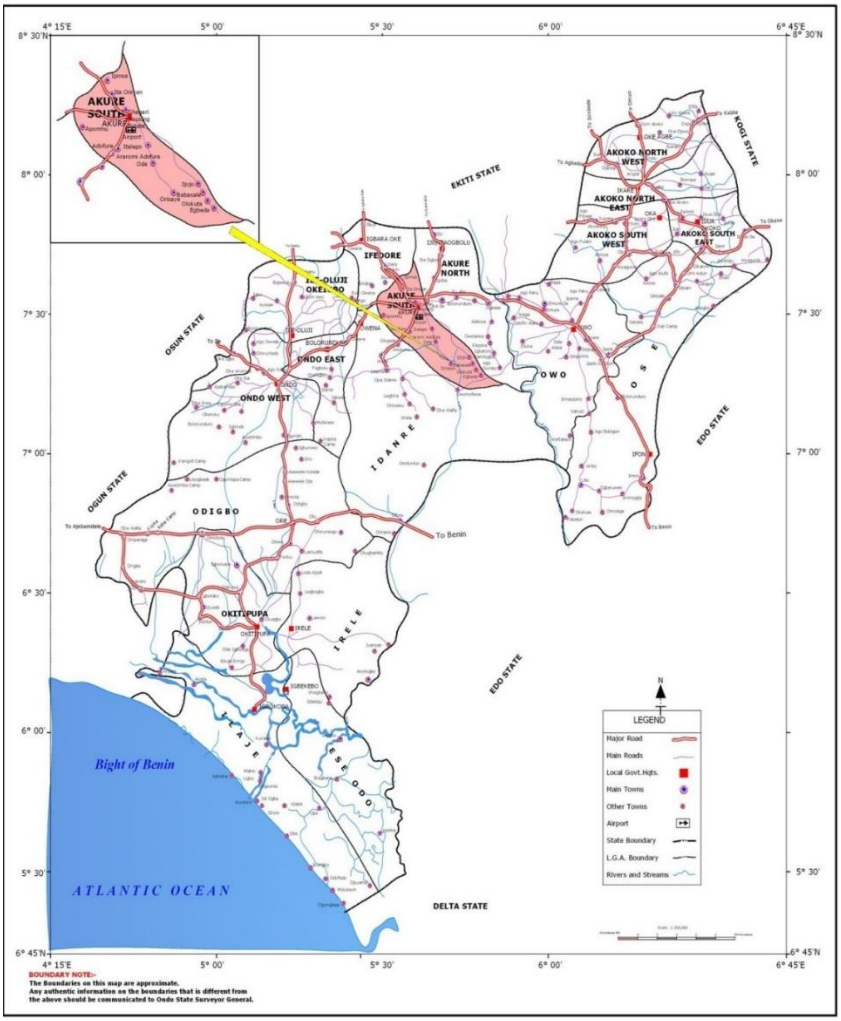



**Figure 1:** Map of Ondo State showing position of Akure
Source: Abuja Geographic Information System, Maitama, Abuja.

## 4. RESEARCH METHODS AND MATERIAL

The data employed for the study was sourced through questionnaire on 150 professionals in the built environment within Akure, the state capital of Ondo state, these professionals engage in processing of land title/rights registration with the Ministry of Lands and Housing, Akure. They are made up of 35 Architects, 20 Estate surveyors and valuers, 28 land surveyors, 52 lawyers and 15 town planners who are based and have their practices in Akure. Census method of sampling was adopted for the study because the population which comprise of architects, estate surveyors and valuers, land surveyors, lawyers and town planners whose sample size of 150 was considered to be sizable and manageable. The study is a survey research. The questionnaire design centred on the demographic characteristics of the respondents and twenty one (21) variables that constitute constraints to property rights registration in the study area. The factors for investigation were extracted from the review of literatures. Regarding the numbers of the variable adopted, Hair, Anderson, Tatham and Black (1998) opined that factor analysis is suitable for 20-50 variables, as the extraction of common factors becomes inaccurate if the number of variables exceeds this range. However, study have shown that less number of variables can be used when the sample size is large enough (Ahadizie, Proverbs & Olomplaiye, 2008).

Factor analysis by principal components was adopted in the data analysis. The factor analysis summarize the interrelationship and establish levels of variance in decision variables as they influence the given phenomenon. A factor is a linear combination of variables. Factor analysis uses the correlation or covariance among a set of observed variables to describe them in terms of a smaller set of unobservable variables.

According to Tucker and MacCallum, (1993) and Olorunleke, (2006), factor analysis requires a set of data points in matrix form with the row and colum identifying the matrix

The factor analysis model is given as:

$$(x_i / \tilde{y}, \lambda, f_i, m) = \tilde{y} + \lambda f_i; + \varepsilon_i$$
$$(P \times 1)(P \times 1)(P \times m)(m \times 1)\ (P \times 1)$$

Where $\tilde{y}$ is the overall populations mean Vector
$\lambda$ is the factor – loading matrix,
$f_i$ is the factor score
m is the number of factors
p is the observed variables
$\varepsilon_i$ is the error variance, and
i is the number of observation.

Here, attention is paid to the central limit theorem. The errors ($\varepsilon_i$) are assumed to be normally distributed with mean 0 and constant variance. Factor scores and errors are independent. Factor analysis also assumes that all variables are dependent and there are no independent variables.

## 5. RESULTS AND DISCUSSION

In this section, the findings of this study are related with existing literature and discussed in line with the finding of the study.

## 5.1. Factor analysis

The following variables were used as indicators by the professionals, as suggested by the following literatures (Enemark, 2001; Rakodi & Leduka, 2003; Mabogunje, 2006; Ukaejiofor, 2007; FIG, 2007; Bisiriyu, 2008; Omirin, 2009), in investigating the constraints associated with access to secure property title registration in Akure Land Registry. Therefore, the variables that were used in factor analysis are as presented below:

i. High cost of processing –(COST)
ii. Prone to official corruption- (CORRUPTION)
iii. Time taken too long- (TIME)
iv. Cumbersome procedures- (PROCEDURE)
v. Loss of interest by the owner- (INTEREST)
vi. Bureaucratic delay- (BUREAUCRACY)
vii. Lack of proper record keeping- (RECORDS)
viii. Lack of e-Land transaction process- (e-LAND)
ix. Defective organizational approach- (ORGANIZATION)
x. Lack of establishment of geo-spatial data base- (DATABASE)
xi. Lack of networking and logistics- (NETWORK)
xii. Insufficient technical expertise in ICT- (EXPERT)
xiii. Lack of transparency in working process- (TRANSPARENT)
xiv. Inadequate cadastral coverage and out dated maps- (CADASMAP)
xv. Non utilization of satellite imagery and GIS (GIS)
xvi. Unreliable topo- maps and out dated aerial photographs- (AERIAL)
xvii. Lack of automation of process- (AUTOMATION)
xviii. Non provision of textual and graphic data on land – (GRAPHICD)
xix. Prolong and delayed process – (DELAY)
xx. Shortage of training and manpower – (MANPOWER)
xxi. Inadequate physical infrastructure - (INFRASTRUCTURE)

The Bartlett's test of sphericity was used to test for the appropriateness of the sample from the population and the suitability of factor analysis. As observed by Alese and Owayemi, (2004), the Bartlett's test for the adequacy of the sample was a true representation of the population under study. The Table 1 shows the SPSS Output- the Kaiser-Meyer –Olkin which measures sampling adequacy and Bartlett's test of sphericity. The Table 1 also shows a Chi-square of 1764.592 and a significant level of 0.000, which is an indication of the adequacy of the sample. The Kaiser-Meyer-Olkin (KMO) test is another measure of sample adequacy. It is an index for comparing magnitudes of the observed correlation coefficients all pairs of variables. It is small when compared to the sum of squared correlation coefficient. A KMO value of 1 represents a perfectly adequate sample. A KMO of 0 represents a perfectly inadequate sample. The KMO value in Table 1 is 0.667, which shows that the sample is reasonably adequate. Kaiser- Meyer-Olkin (KMO) measure of sampling adequacy and Bartlett's test of sphericity were employed to test the factorability of the data gathered using the statistical package for social sciences (SPSS) 22.0. KMO is a measure of homogeneity of variables used in testing whether the partial correlations among variables are small (Sharma, 1996). KMO index ranges from 0 to 1, with 0.6 suggested as the minimum value for a good factor analysis (Eiselen, Uys & Potgieter, 2007; Tabachnick & Fidell, 2007). In similar manner, the Bartlett's test of sphericity shows whether the correlation matrix is an identity matrix. George and Mallery

(2003) suggested that a $p<0.05$ is an indication that the data does not produce an identity matrix and are thus acceptable for factor analysis. Pallant (2005) opined that the Bartlett's test of sphericity should be significant ($p<0.05$) for the factor analysis to be considered as appropriate.

**Table 1:** KMO and Bartlett's Test

| | | |
|---|---|---|
| Kaiser-Meyer-Olkin Measure of Sampling Adequacy | | 0.667 |
| Bartlett's Sphericity | Test of Approx. Chi-Square | 1764.592 |
| | df | 210 |
| | Sig. | 0.000 |

Table 2 presents the communalities before and after extraction. It shows the proportion of the variances explained by the common factors. The communalities are in the range of 0 and 1, with 0 indicating that the common factors (extracted) explain none of the variance in the variables and 1 indicating that the common factors explain all of the variance in the variable. It could also be expressed as a percentage. For instance, the variable 'high cost of processing' (**COST**) is 0.746 which indicates that 74.6% of the variances in this variable is accounted for by common factors while the remaining 25.4% is accounted for by unique (unexplained) factors. The initial communalities are always 1.00 before the extraction of factors because at that stage every variable is regarded as a factor with a mean of 0 and standard deviation of 1.

**Tables 2:** Communalities

| Variables | Initial | Extraction |
|---|---|---|
| COST | 1.000 | 0.746 |
| CORRUPTION | 1.000 | 0.765 |
| TIME | 1.000 | 0.818 |
| PROCEDURE | 1.000 | 0.490 |
| INTEREST | 1.000 | 0.633 |
| BUREAUCRACY | 1.000 | 0.799 |
| RECORDS | 1.000 | 0.768 |
| e-LAND | 1.000 | 0.915 |
| ORGANIZATION | 1.000 | 0.792 |
| DATABASE | 1.000 | 0.819 |
| NETWORK | 1.000 | 0.788 |
| EXPERTS | 1.000 | 0.848 |
| TRANSPARENT | 1.000 | 0.847 |
| CADASMAP | 1.000 | 0.789 |
| GIS | 1.000 | 0.797 |
| AERIAL | 1.000 | 0.742 |
| AUTOMATION | 1.000 | 0.763 |
| GRAPHICD | 1.000 | 0.783 |
| DELAY | 1.000 | 0.842 |
| MANPOWER | 1.000 | 0.832 |
| INFRASTRUCTURE | 1.000 | 0.739 |

Extraction Method: Principal Component Analysis

## 5.2. Factor extraction

The 21 variables used in the study were subjected to factor extraction by principal component. The output of the analysis contained in Table 2 above with the initial component matrix subjected to rotation in order to fine tune the loading on each factor. The initial Eigen value, the extracted sum of squared loading and rotation sum of squared loading are presented in Table 3 as the total variance explained. In this Table 3, it could be observed that the first 6 components accounted for 77.23% of total variance explained while 22.77% of the variance of the variables is accounted for by extraneous factors which are unique to the variables and other variables outside the control of study. The values under the extraction sums of squared loadings is the same as the value under initial Eigen values except that only 6 factors with eigen-values greater than 1 were retained in the later. This is because these are the factors that their variances explained most of the factors accounted for. Others are then discarded. However, under the rotation sums of square loadings, the eigenvalues of the factors after rotation has the effect of optimizing the factor structure and the consequence for these data is that the relative importance of the 6 factors is equalized. Before rotation, factor 1 accounted for considerably more variance than the remaining five factors (i.e. 28.29%, 17.28%, 9.97%, 8.60%, 6.86% and 6.22%), however after extraction it accounted for only 17.39%, 14.03%, 13.35%, 11.62%, 10.80% and 10.05% of the variance of the six factors.

**Table 3:** Total variance explained

| **Component** | **Initial Eigenvalues** | | | **Extraction Sums of Squared Loadings** | | | **Rotation Sums of Squared Loadings** | | |
|---|---|---|---|---|---|---|---|---|---|
| | **Total** | **% of Variance** | **Cumulative %** | **Total** | **% Variance** | **Cumulative %** | **Total** | **% of Variance** | **Cumulative %** |
| 1 | 5.941 | 28.290 | 28.290 | 5.941 | 28.290 | 28.290 | 3.651 | 17.388 | 17.388 |
| 2 | 3.630 | 17.284 | 45.574 | 3.630 | 17.284 | 45.574 | 2.945 | 14.026 | 31.414 |
| 3 | 2.094 | 9.973 | 55.548 | 2.094 | 9.973 | 55.548 | 2.803 | 13.349 | 44.763 |
| 4 | 1.807 | 8.604 | 64.151 | 1.807 | 8.604 | 64.151 | 2.440 | 11.620 | 56.384 |
| 5 | 1.441 | 6.862 | 71.014 | 1.441 | 6.862 | 71.014 | 2.268 | 10.798 | 67.182 |
| 6 | 1.306 | 6.221 | 77.234 | 1.306 | 6.221 | 77.234 | 2.111 | 10.053 | 77.234 |
| 7 | .958 | 4.563 | 81.798 | | | | | | |
| 8 | .675 | 3.212 | 85.010 | | | | | | |
| 9 | .592 | 2.818 | 87.828 | | | | | | |
| 10 | .528 | 2.513 | 90.341 | | | | | | |
| 11 | .489 | 2.329 | 92.670 | | | | | | |
| 12 | .354 | 1.684 | 94.354 | | | | | | |
| 13 | .259 | 1.234 | 95.588 | | | | | | |
| 14 | .191 | .911 | 96.499 | | | | | | |
| 15 | .156 | .741 | 97.239 | | | | | | |
| 16 | .134 | .640 | 97.879 | | | | | | |
| 17 | .116 | .553 | 98.432 | | | | | | |
| 18 | .107 | .511 | 98.943 | | | | | | |
| 19 | .088 | .421 | 99.364 | | | | | | |
| 20 | .077 | .369 | 99.733 | | | | | | |
| 21 | .056 | .267 | 100.000 | | | | | | |

Extraction Method: Principal Component Analysis

There are two forms of rotation viz; orthogonal and oblique rotation. Orthogonal rotation assumes that the factors are uncorrelated. However, oblique rotation allows for some minor correlations among factors (Abdi, 2003). The rotation methods explored were varimax, promax, equamax and direct oblimin. Varimax, which is an orthogonal rotation method, was adopted based on the fact that it produced more meaningful loadings and also because the rotation converged after ten iterations, which happen to be the least. The result of the varimax rotation was used for interpretation. Furthermore, all factor loadings that were less than 0.4 were suppressed. The suppression of loading less than 0.4 also make interpretation considerably easier. The rotated component matrix is presented in Table 4.

**Table 4:** Rotated component matrix varimax

| Variables Used in Factor Analysis | Component | | | | | |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| DELAY | 0.897 | | | | | |
| TIME | 0.873 | | | | | |
| COST | 0.803 | | | | | |
| CORRUPTION | 0.761 | | | | | |
| PROCEDURE | 0.610 | | | | | |
| RECORDS | | 0.827 | | | | |
| AERIAL | | 0.751 | | | | |
| BUREAUCRACY | | 0.697 | | | | |
| ORGANIZATION | | 0.669 | | | 0.504 | |
| GRAPHICD | | | 0.870 | | | |
| DATABASE | | | 0.789 | | | |
| INTEREST | | | 0.634 | | | |
| AUTOMATION | | | 0.609 | | | |
| INFRASTRUCTURE | | | | 0.844 | | |
| GIS | | | | 0.640 | | |
| CADASMAP | | | | 0.639 | | |
| MANPOWER | | | | 0.554 | | |
| NETWORK | | | | | 0.833 | |
| EXPERT | | | | | | 0.882 |
| e-LAND | | | | | | 0.713 |
| TRANSPARENT | | | | | 0.564 | 0.623 |

Extraction Method: Principal Component Analysis.
Rotation Method: Varimax with Kaiser Normalization.
Rotation converged in 10 iterations.

The numbers of factors to be retained were specified on the basis of a social science rule which states that only the variable with a loading equal to or greater than 0.4 in absolute term and percentage of variance greater than 1 should be considered meaningful and extracted for factor analysis (Tucker and MacCallum, 1993). The result presented in Table

4 was obtained based on this rule. A total of six (6) factors were extracted and the following six factor groupings were obtained and summarized below:

| | |
|---|---|
| **Factor 1: Procedural delay in land title registration** | |
| (a) Prolong and delayed process | (0.897) |
| (b) Time taken too long | (0.873) |
| (c) High cost of processing | (0.803) |
| (d) Prone to official corruption | (0.761) |
| (e) Cumbersome procedures | (0.610) |
| **Factor 2: Analogue record keeping method** | |
| (a) Lack of proper record keeping | (0.827) |
| (b) Unreliable topo- maps and outdated aerial photographs | (0.751) |
| (c) Bureaucratic delay | (0.697) |
| (d) Defective organizational approach | (0.669) |
| **Factor 3: Archaic land data procedures** | |
| (a) Non provision of textual and graphic data on land | (0.870) |
| (b) Lack of establishment of geo-spatial data base | (0.789) |
| (c) Lost of interest by the owner | (0.634) |
| (e) Lack of automation of process | (0.609) |
| **Factor 4: Absence of modern facilities** | |
| (a) Inadequate physical infrastructure | (0.844) |
| (b) Non utilization of satellite imagery and GIS | (0.640) |
| (c) Inadequate cadastral coverage and outdated maps | (0.639) |
| (e) Shortage of training and manpower | (0.554) |
| **Factor 5: Defective logistics and lack of transparency** | |
| (a)Lack of networking and logistics | (0.833) |
| (b)Lack of transparency in working process | (0.567) |
| (c) Defective organizational approach | (0.504) |
| **Factor 6: Inadequate Human capital** | |
| (a) Insufficient technical expertise in ICT | (0.833) |
| (b) Lack of e-Land transaction process | (0.713) |
| (c) Lack of transparency in working process | (0.623) |
| (d) Shortage of training and manpower | (0.528) |

## 5.3. Constraints associated with access to secured property rights registration

The study revealed that only 6 components accounted for 77.23% of the total variance explained while the remaining 22.77% was aaccounted for by extraneous factor. Varimax rotation was employed which converged in 10 iterations. A total of six (6) factor were extracted which were grouped and summarized under the following factor headings:

### *5.3.1 Factor 1: Procedural delay in land title registration*

Five items loaded on factor 1. These items when closely examined pointed to procedural delay in property rights registration. These factors are ‘prolong and delayed process’, time taken too long’, high cost of processing’, prone to official corruption’ and cumbersome procedures. This is not unlikely because the processes involve are done within established ministry in government office. The stages and procedures involved are observed to be too many with attendant delay and unofficial facilitation money. This is in agreement with the

study conducted by Omirin (2003) and Bisiriyu (2008). They respectively observed too long procedures and corruption as reasons that inhibit the process of secured access to property rights registration

#### *5.3.2 Factor 2: Analogue record keeping method*

Four items loaded on factor 2. They include 'lack of proper record keeping', 'unreliable topo-maps and outdated aerial photographs', 'bureaucratic delay', and 'defective organizational approach'. There state of land information management is still at analogue state in majority of our land registries. There are issues with bureaucratic delay and defective organizational approach and these are not without impacts on security of property rights registration. Computerization efforts of government are observed to be frustrated by civil servants. The above noted factor is in accord with the finding of Arnot and Meadows (2006).

#### *5.3.3 Factor 3: Archaic land data procedures*

Four items loaded on factor 3 with a total cumulative variance of 44.76%. These factors include, 'Non provision of textual and graphic data on land', lack of establishment of geo-spatial data base'; 'loss of interest by the owner; 'and 'lack of automation of process'. The land registry that is saddle with title registration in the study area is still geo-spatial infrastructure and therefore find it difficult to handle textural and graphic data service to the public because of lack of automation process. This is in agreement with the findings carried out in Mabogunje (2006) and Enemark (2001).

#### *5.3.4 Factor 4: Absence of modern facilities*

Four items loaded on factor 4.These factors are as follows: 'Inadequate physical infrastructure'; 'Non utilization of satellite imagery and GIS'. 'Inadequate cadastral coverage and outdated maps'; and 'Shortage of training and manpower'. They were labeled 'Absence of modern facilities'. Neither satellite imager nor GIS are employed in operation of property rights registration. The property right registration still relied on inadequate cadastral maps that are many years behind reality on ground. Ukaejiofo, (2007) confirmed in the study carried out on land administration in Nigeria. The finding in this study is in agreement.

#### *5.3.5 Factor 5: Defective logistics and lack of transparency*

Factor 5 has three loadings namely: 'lack of networking and logistics; 'lack of transparency in working processes; and 'defective organizational approach. This is labeled 'Defective logistics and lack of transparency'. The existing organizational structure in the ministry cannot cope with modern ways of carrying out modern property rights registration. The process is devoid of transparency as supported by FIG, (2007) study.

#### *5.3.6 Factor 6: Inadequate Human capital*

Four items loaded on factor 6.The factors include insufficient technical expertise in ICT; lack of e-Land transaction process; lack of transparency in working process; and shortage of training and manpower. All these factors suggest inadequate human capital development for effective property rights registration. There are inadequate and qualified personal in government employment as registered estate surveyors, land surveyors, cartographers,

computer programmers, web site managers to mention few. There are low funding for continuing training and retraining of the existing workforce.

## 6. CONCLUSION AND RECOMMENDATIONS

This research has examined the factors that inhibits access to secure property rights registration in Akure, Nigeria. Twenty one (21) factors were highlighted from reviewed literatures were objectively used by respondents for assessment. The factor analysis result grouped variables into six (6) components factor namely: Procedural delay in land title registration; analogue record keeping method; archaic land data procedures; absence of modern facilities; defective logistics and lack of transparency; and inadequate human capital. The Akure land registry can be made more effective, efficient and respond to modern ways of doing business by addressing each of the identified factor component revealed by the study. Emphasis now should be on how to systematically improve on procedural delays experienced, computerization, improvement in human capital investment and more transparency in land data determination, recording and dissemination.

The following are the recommendations put forward for this study.

- Introduction of Land Information System (LIS) and Geographic Information System (GIS) into property right registration process to make it more secure and remove procedural delays.
- New skill and training that enhance human resources development must be pursued as well as the needed political will to enforce it. Highly trained technical personnel in database computerization management, computer networking, cartographers and LIS/GIS specialists must be employed.
- There is need for more transparency in land data determination, recording and dissemination.
- Corruption in land registration process must be brought to the barest minimum. Corruption is defined by UN/Habitat, 2014 as “the misuse of office for private gain”.

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