Impact of Land Tenure Regularization on Formal Land Transaction and Investment in Ibadan Region Oyo State

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This article examined the impact of land tenure regularization of Oyo State government on formal land transactions and beneficiaries level of investment during the period 2017-2022. Both primary and secondary data were explored for the study. Primary data were sourced from the beneficiaries of the policy. Secondary data were sourced from lands registry Oyo state ministry of Lands Housing and Urban Development's file, records and publications. In-Depth Interview were held with land registrar with the aid of questionnaire and information such as number of land transactions registered during the period 2017-2022 and transactions registered five years before tenure regularization policy intervention (2012-2016) were also sourced for the purpose of comparative analysis. Also, Focus Group Discussions and mobile data collection methods were used to collect information on demographic characteristics, their perceptions, tenure security and type of investment embarked upon after regularization, sources of funds and security for the fund sourced from financial institutions. One thousand beneficiaries were interviewed. However, 800 copies of questionnaire forms were retrieved for final analysis. The primary data were analyzed using the descriptive statistics such as frequency and percentage tables. The formulated hypothesis was analyzed using Students' T-test statistics. The result showed that out of 800 respondents, the majority applied for loan 96% of the beneficiaries applied for loans from various financial institutions and 41% of the respondent invested on residential building, 17.5% on large scale agriculture and 8.9% on commercial. The collateral for the loan granted was the regularized titled documents. The findings also showed that there is significant difference in formal transaction registered in 2012-2016 and 2017-2022. The calculated t-value was 3.800 and critical t-value was 1.900. Since the calculated t-value is greater than critical t-value (t-cal>t-critical) and p-value 0.04 is less than the level of significance 0.05, we reject the null hypothesis and accept the alternative hypothesis which state that there is statistical significant difference in land transaction registered between the two periods. Comparison of transaction between the periods shows that activities on formal transactions have increased by 133%. Hence, we can infer that to improve land transaction and investment, there will be need to improve the efficiency of land tenure regularization method.

Keywords: Land tenure, Tenure regularization, Tenure security, Land transaction and investment.

1.1   Introduction

Land is a free gift of nature. It is a symbol of identity. It underpins all physical developments (Dale et al. 2002; Oluwatayo, Timothy and Ojo, 2019) Documented land rights as a productive resource has long been advocated as a policy measure to foster growth and development in developing countries by the proponents of land rights such as De soto(2000) Arsenault (2016) and more recently Holland Masuda and Robinson (2022) among others. Unfortunately according to USAID (2016) over 70% of the people, communities and individual in developing countries lack documented secure rights to the land they use, occupy and rely on for livelihood. AlsoFredenberger (2016) estimated that globally about 2 billion people access to land and resources is governed by customary tenure and the risk include aggravation of dispute and violence, poverty and marginalization of the vulnerables. The beneficiaries of the customary land tenure system are not normally recognized as the legal holders of rights to the land (Twene 2016). Again family and community heads rely on memory and reference to natural and artificial features to define plots of land that is prone to uncertainty, regarding the location of boundaries. This is because most communal land allocations are not documented (Twene 2016 & Asante 2016). In Nigeria about 97% of land holders have access to land through customary tenure and the land holders have to grapple with land tenure insecurity issues (Nwilo 2018). This lands are mainly located in the rural areas where family heads and community leaders still control land transactions. (Oluwatayo, Timothy & Ojo 2019) these transactions are informal and are not captured into government coffer for the purpose of taxation (Ukaejiofor 2009).

Nigeria has been operating sporadic land titling and registration since 1883 and only 3% of the land is registered into government coffer, the reasons include: inefficiency of the administrative procedure for registration World Bank 2011, PTCLR 2016 inadequacy and poor mapping to provide Geo-information necessary for comprehensive and effective land registration system (Atilola 2009).

As a result of this situation, government across the globe through various policies are involved in different kinds of land reforms. These efforts include: Global land tools network (GLTN) Sustainable development goals (SDGS) and more recently path to scale by rights and resource initiative (RRI) (2015) with an ambition to create increasing land tenure security through the support of international and Aid agencies and bilateral organizations (Hermanson 2016, Holland Masuda and Robinson 2022.) Efforts put in place in Nigeria to reverse the situation since independence include land tenure law of 1962, land use Act of 1978. In 2009 land reform policy was put in place and systematic land titling and registration was suggested to replace the failed sporadic titling and registration and Kano and Ondo State were chosen to pilot the project. According to Oluwadare and Abioye, 2020 barely 5 years after the commencement of the project in Ondo State has its ceased to continue and the government had reverted to sporadic titling and registration despite the inefficiency of the method.

Oyo state in 2017 started another method called Home owners Chatter Certificate of occupancy to replace the sporadic method. This method was later named certificate of occupancy redefined to incorporate other uses other than home owner alone.

1.2 Statement of the problem

Unregistered land makes the land holders lack the legal means of protecting their rights to land from competing claim of others (Stanfield 1990). Unregistered and clear rights in lands are prone to conflict and violence for example Donnell 2018 reported a vicious cycle of retaliatory attack between permanent farming communities and normadic pastoral fulani that have persisited in the middle belt region of Nigeria for years as a result of dispute over access and ownership over water, land and pasture (Amnesty International 2018) among others.

Unregistered land affects land market. A registered land provides security of tenure. Secure ownership is necessary for a fluid market in land (Stanfiled 1990, Ukaejiofor 2009). A buyer wants to be certain that the seller has the right to sell. The ownership status of the seller is a basic condition for the security of the buyer that third parties will not contest the legality or legitimacy of the sale. Untitled land also inhibits the credit market, without registered and marketable title, institutional lenders are not inclined to accept unregistered land as a mortgage gurantee (Stanfield 1990 and Arsenault 2016). Unregistered land inhibit large scale investment in land (Holland, masuda and Ribinson 2022) if farmers or business man feel relatively secure in their possession of rural land they will be more inclined to embark on large scale capital investment (Griffit Charles 2004, stanfield 1990, Holland, masuda& Robbinson 2022) Area with weak tenure security or area with lands that are not registered is a target for global land grabbing (Arezia et al 2013, Karuiki and Ngetch 2017, Nwene 2016) for instance Galuna –lulalu food security project in Kenya cover 1.2m acres of land, diversion of land resources to meet aggressive global energy demand for example Tana river Delat area in Kenya where 360,000 hectares of land was grabbed for cultivating bio-fuel crops and Bui dam construction in Ghana for large scale agriculture concession. The communities who lived and derived their livelihood in these areas for more than 150 years have been forced out of their habitat and depriving them of their means of livelihood (Karuiki&Ngetch 2017). Therefore the purpose statement for this study is to show that to harness the full benefit of land, it must be transformed into capital assets through efficient land titling and registration system. The awareness of titling and registration has gained prominence in the advanced countries such as Asia, Latin America and the Caribbean's (Feder and Nishio 1999) where convincing empirical evidence on various types of economic, social and environmental benefits of title registration have been compiled. However, despite these volume of empirical evidence gaps for further study remains wide while an increasing body of literature is emerging on social , economic and environmental benefits of title regularization, empirically, there has been very little rigorous documentation and analysis on impact of tenure regularization on land transaction and investment in developing countries particularly in Nigeria. It is envisaged that this literature gap will be filled by using empirical findings from the study.

1.3   Aim and objectives

The aim of this study is to assess the impact of tenure regularization of Oyo state government on land transactions and investment. The specific objectives are to:

i.   Examine the number of title registered between 2017-2022;

ii.   Examine the number of title registered between 2012-2016 and;

iii. Investigate the level of investment undertaken by the beneficiaries between 2017-2022.

1.4   Scope of the study

The study covers the period 2017 - 2022. This period cover the time home owner title regularization of Oyo State Government project started. For the purpose of comparison the period 5 years before the project started 2012 – 2016 when conventional method was used for titling and registration was also considered. This affords comparison between the conventional and newly introduced tenure regularization approach in terms of registered transactions and investment. This period also coincided with the period when Nigeria witnessed Economics recession brought about by the global fall in oil price and global ravage of Covid-19 pandemic.

1.5   Study Area

The study area covers 11 (eleven) Local Government Areas (LGAs) known as Ibadan region, Oyo state. Five (5) Local Government area are in the urban area (Ibadan North, Ibadan South East, Ibadan South west, Ibadan North East, Ibadan North West) and 6 in peri-urban (Akinyele, Oluyole, Ido, Lagelu, Egbeda and OnaAra local government Areas) (Agbola and Alabi, 2010). This area covers a land area of approximately 8669.418km^2 which constitute 22.18% of Oyo State total land area of 39,077.69km (Lawal, 2021). Ibadan region is bounded in the NorthbyAfijio Local government, in the East by Osun and Ogun state in the south by Ogun state and in the west by Ibarapa East Local Government and Ogun state. (Figure 1). Historically the name Ibadan is from the phrase "at the edge of the mealow" which is Eba Odan. It was founded in 1829. Local historians claimed that Lagelu founded the city originally intended to be a war camp (Lawal, 2021). The position within the Yoruba urban network was strengthened during the colonial period and and the peaceful reign of the British led to the expansion of trade, transport and communication between the city and the rest of Yoruba land and beyond (Areola, 1982, Udo 1982, Ayeni, 1982).

The choice of Ibadan region is justified because according to the progress report of MLHUD (ministry of land housing and urban development) on Home owner's charter on Jan 2022, Ibadan region have the highest numbers of beneficiaries and this may be as a result of their proximity to the seat of government in Ibadan or their level of awareness. The five years that have elapsed since the project started also allow for assessment of the impacts of the approach on land transaction activity and project sustainability and level of beneficiaries investment. Oyo state in general and Ibadan region in particular

is well suited for a study of this type because since the conventional approach of land administration in Nigeria had failed to deliver the desired result with respect to secure tenure and rights among other expectations, Oyo state is one of the state3s that have taken alternative approach to the conventional method that was introduced in 1883 which is adjudged slowly, cumbersome, costly, not transparent and optional (PTCLR, 2016).
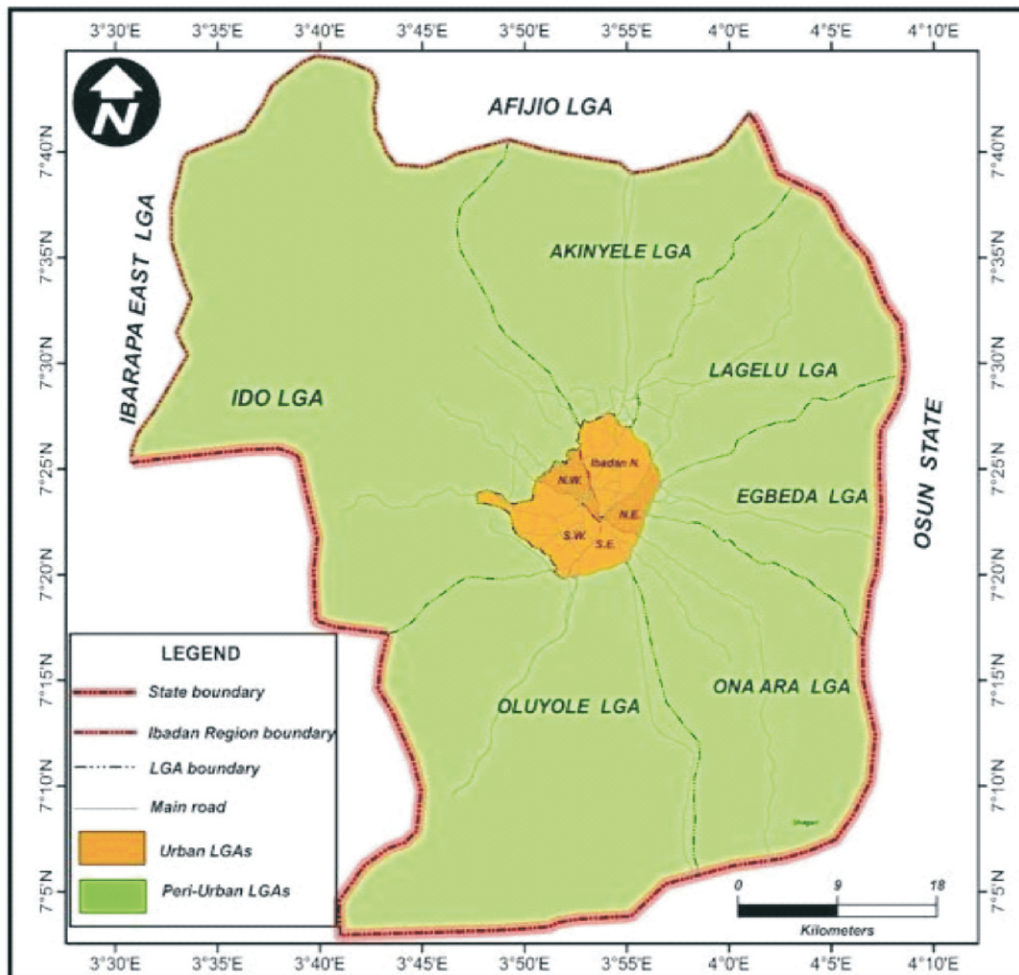
Figure 1: Map of the study Area
Source: http://www.google.com/src?=map –of-ibadan.html, 2022

1.6 Research Methodology

1.6.1 Research Design
A case study research design was adopted for the study. It is suitable for a research whose object is to evaluate impact or effectiveness of a programme or policy (Mukkarage, 2016).

1.6.2 Population of the Study
The population of the study is the total number of people who have benefited from the policy. That is

those who have obtained certificate of occupancy and have engaged in subsequent transactions between 2017-2022 and for comparative purposes, the number of people who have registered their titles 5 years before regularization intervention under conventional approach. Also the relevant offices that are concerned with title registration i.e. Ministry of land, housing, and rural development and in particular land registry and survey department among others. According to the report from ministry of lands housing and urban development (MLHUD) on Jan 2022, 10,000 people have benefited from the policy. Information on number of registered transaction was sourced from the land registry's file, records and publications through in-depth interview with the registrar of land.

1.6.3   Data Types and Sources
Both primary and secondary data were used for this study. Primary data were sourced from the beneficiaries while secondary data were sourced from land registry files, records and publication.

1.6.4   Sampling Technique and SampleSize
Purposive sampling technique was adopted for the study. The reason is to access those who have benefited from the policy and can give the required information for the study. 10% of the beneficiaries were considered representative of the entire population consequently 1000 questionnaire were administered on the beneficiaries through focus group discussion and mobile data collection method for those not accessible to retrieve information such as tenure security or the beneficiary investment incentive, sources of fund for investment, collateral security for the sought loan among others. However only 800 questionnaire were retrieved for final analysis. Secondary data were sourced from land registry with the aid of a questionnaire through in-depth interview with the land officers. These information were retrieved from their files, records and publications.

1.6.5   Data Analysis
Primary data were analyzed with descriptive statistics, the perceptions and opinion of the beneficiaries on tenure security and investment and collateral security for institutional credit were analyzed with simple frequency and percentage tables. While the secondary data and formulated hypothesis were analyzed with inferential statistics. T-test was used to determine if there is statistical significant difference between transactions in the period 2012-2016 and 2017-2022. Also the variables were subjected to validity and reliability test; factor loading, composite reliability and croncha alpha tests were performed to ascertain that measure is consistent and accurate indicator of the construct it is intended to measure. The high co-efficient of these tests indicates the reliability and validity of the instrument.

1.6.6   Results

1.6.6.1   Demographic characteristics of the respondents

Table 1.66.1 provides information on the socio-demographic characteristics of the respondents in the study. The table presents the frequency and percentage of respondents for each category of the demographic variables. The first variable presented is gender, which shows that 79.9% of the respondents were male and 20.1% were female. The second variable, marital status, indicates that the majority of the respondents (85.1%) were married, followed by single (9.9%) and divorced (5.0%). The third variable is age group, which shows that the largest group of respondents (65.0%) were in the age range of 41-50 years, followed by 31-40 years (25.0%), 21-30 years (5.0%), and 50 years and above (5.0%). The fourth variable presented is education qualification, which indicates that 50.0% of the respondents had education above a first degree, followed by HND/First Degree (30.0%), ND/NCE (10.0%), and SSCE/WAEC (10.0%). The fifth variable is income, which shows that the majority of the respondents (50.0%) had an income range of ? 51,000 – ? 100,000 per month, followed by above ? 100,000 per month (10.0%), ? 31,000 – ? 50,000 per month (25.0%), ? 30,000 per month (10.0%), and below ? 30,000 per month (5.0%).

1.6.6.2 Perceptions on Security of tenure and investment incentive

Table **4.6** presents information on investment and tenure security, specifically on credit institutions and loans. The table shows that out of the 800 respondents, the majority (42%) applied for a loan from a commercial bank, followed by micro-finance banks (30.3%), housing loans (14.6%), and co-operative societies (10.3%). Only a small percentage (2.9%) applied for a loan from other credit institutions. Regarding the purpose for which the loan was required, the majority of respondents (41%) applied for a loan for residential building, followed by others (32.6%), large scale farming (17.5%), and commercial purposes (8.9%).When asked about the collateral security for the loan, the majority of respondents (62.9%) used their regularized title document/C of O, while 23.4% used their personality, and only 13.8% used their deed. Finally, when asked if it would have been possible for the financial institution to advance the loan without their choice, all respondents answered no, indicating that their choice was necessary for the loan to be advanced.

Table 1.6.6.1: Socio-Demographic Characteristics Output

Factors	Frequency	Percentage
Gender		
Male	639	79.9
Female	161	20.1
Total	**800**	**100**
Marital Status		
Single	79	9.9
Married	681	85.1
Divorce	40	5
Total	**800**	**100**
Age Group		
21-30 year	40	5
31-40 years	200	25
41-50 years	520	65
50 & Above	40	5
Total	**800**	**100**
Education Qualification		
SSCE/WAEC	80	10
ND/NCE	80	10
HND/First Degree	240	30
Above First Degree	400	50
Total	**800**	**100**
Income		
Below ? 30,000 per month	40	5
# 30,000 per month	80	10
# 31,000 – ? 50,000 per month	200	25
# 51,000 – ? 100,000 per month	400	50
# 100,000 & Above	80	10
Total	**800**	**100**

Source: Field Survey, 2022

Table 1.6.6.2: Investment and Tenure Security

Factors	Frequency	Percentage
Which Credit Institution have you Applied for Loan?		
Co-operative society	82	10.3
Housing loan	117	14.6
Micro-finance bank	242	30.3
Commercial bank	336	42
Others	23	2.9
Total	**800**	**100**
Purpose for which Loan was Required if Applied		
Large scale farming	140	17.5
Residential building	328	41
Commercial purpose	71	8.9
Others	261	32.6
Total	**800**	**100**
If applied what was the Collateral Security for the Loan		
My regularized title document/C of O	**503**	**62.9**
My deed	**110**	**13.8**
My personality	**187**	**23.4**
Total	**800**	**100**
Without your Choice in Question 19 would it have been possible for the Financial Institution to advance the loan		
Yes	0	0
No	800	100
Total	**800**	**100**

Source: Field Survey, 2022

1.6.6.3 Description of Land Transactions Registered in Oyo State Under Conventional Method (2012-2016).

For the purpose of comparative analysis between the conventional and regularization methods data were required on land transactions in Oyo State as it has operated under conventional method five years before new approach was introduced. This serves as a baseline data for the purpose of evaluation.

Impacts on land transaction of the tenure regularization intervention were determined by measuring change in land transaction activities between the baseline and intervention period. Table 1.66.3 below illustrates the total number of transactions on land five years before government tenure regularization intervention. The total number of transactions within this period was 5,142. During this period 1960 certificate of occupancy was registered, 1,271Deed of Assignment was registerd while 1911 Deed of legal mortgage was registered. Certificate of occupancy was the highest transaction registered (1960) during this period. The reason for this could be as a result of increase direct allocation to interested applicant from government layouts. For instance the period covered the time when KolapoIshola and Aerodrome GRAs was Opened and allocated directily to interested applicants. It can be observed that certificate of occupancy registered rose from 425 in 2014 to 796 in 2015 and decreased sharply to 106. This decreased could be as a result of the end of direct allocation from government lands and processing certificate of occupancy from private lands is costly and the procedure is cumbersome [4,5]. This can discourage land transaction.

It can also be observed from the table that Deed of Assignment rose from 217 in the year 2014 to 310 in 2015 which was the highest number recorded in that period (2012-216). It declined to 217 in 2016. This decline could be attributed to high cost of obtaining Governor's consent which is a prerequisite for registration in line with section 21 & 22 of the land use Act 1978. The table shows that Deed of legal mortgage decreased from 448 in 2012 to 335 in 2013 and increased to 430 in the year 2014 and declined to 395 in 2015 and further declined to 282 in the year 2016. This inconsistency in the mortgage transaction in this period could be attributed to the government favourable and unfavourable policies on interest rates.

1.6.6.3 Land Transaction Registered 2012-2016 under Conventional Method

Year	Cof O	Deed of Assignment	Deed of Mortgage	Total
2012	387	279	448	1114
2013	246	348	356	850
2014	425	217	430	1072
2015	796	310	395	1501
2016	106	217	282	605
Total	**1960**	**1271**	**1911**	**5142**

Source: Oyo State Lands Registry, 2022

Table 1.66.4 below show data on land transactions, which was obtained from lands registry Oyo State. The total number of transactions registered is 11,990. The highest transaction is in certificate of occupancy with the total number to be 5994 followed by Deed of legal mortgage and Deed of Assignment, which totalled 3,512 and 2482 respectively. The reason for high number of transactions on certificate of occupancy could be as a result of reduction in the cost of obtaining certificate of occupancy to minimum of N150,000 compared to the cost under conventional approach which was 24% of the property value in Oyo State according to (World Bank 2011). The increase in the number of certificates of occupancy registered could also be attributed to shorter turn around time for registration. Registration period under the conventional approach vary between 6 months or a year or more but under home owner and certificate of occupancy redefine a respondent says it was theoretically put at 60 days, however in practice some are more than 60 days due to survey problems and others. Table 4.14 shows that the number of certificates of occupancy registered decreased in 2017/2018 from 143 to 123 in 2018/2019 and further declined sharply to 77 in 2019/2020. This decline could be attributed to economic recession that was brought about by the global fall in oil price and this period coincided with the period of global ravage of COVID 19 pandemic. However, transaction on certificate of occupancy rose from 77 in 2019/2020 to 1,324 in 2020/2021 and the highest was recorded in 2021/2022 with 4,327 registered. This sharp increase could be attributed to cofo redefined that was introduced which included other uses in the regularization project other than residential land use, which home owner charter focused on. Agricultural and commercial land use has been included in the project. These give farmers and owners of commercial properties in rural and urban areas opportunity to obtain certificate of occupancy on them at affordable cost.

Deed of legal mortgage also increased from 80 in 2017/2018 to 92 in 2018/2019 and fell sharply in 2019/2020 to 40 probably due to economic recession occasion by global fall in oil price and global ravage of coved 19 Pandemic. It could also be attributed to unfavorable government policies. This transaction is presented in table 4.14 above. The least transaction recorded was on Deed of Assignment. The number of registered assignments decrease from 63 in 2017/2018 to 33 in 2018/2019 and 37 in 2019/2020 and increased sharply to 337 in 2020/2021 and the highest was recorded in 2021/2022 at 2012 registered assignment. The reason may not be different from factor affecting other transaction as mentioned below

1.6.6.4 Land transaction registered 2017- 2022 under Certificate of Occupancy Re-defined Approach

Year	C of O	Assignment	Mortgage	Total
2017-2018	143	63	80	286
2018-2019	123	33	92	250
2019-2020	77	37	40	154
2020-2021	1324	337	987	2648
2021-2022	4327	2012	2313	8652
Total	**5996**	**2482**	**3512**	**11990**

Source: Oyo State Land Registry, 2022

In summary, the impact on land transactions of the tenure regularization intervention is determined by change in land transaction activities over the periods. The change in transactions activities from the baseline period (2012-2016) and 2017-2022 represents the impact. The total transaction during the baseline period (2012-2016) was 5,142 while the regularization period (2017-2022) was 11,990. Therefore, percentages change in transaction which represents the impact of regularization intervention is 133%. Also t-test analysis is as shown below.

1.6.6.5 T-test of difference in the Land Transaction registeredbetween 2012 to 2016 and Transactions registered between 2017 to 2022 in Oyo State

Table 1.6.6.5 revealed that there is statistical significant difference between Land transaction registered between 2012 to 2016 and Description of Land transaction registered between 2017 to 2022 in Oyo State. It was observed that the t-Calculated value was greater than t-Critical values (t-Cal= 3.800 > t-Crit =1.960), ($P < 0.05$). There was a significant difference. Also the mean difference shows that between 2017 to 2022 has high mean value of 2398.00 while 2012 to 2016 mean value was 1028.40. Therefore it was concluded that, there is statistical significant difference between Land transaction registered between 2012 to 2016 and Land transaction registered between 2017 to 2022 in Oyo State .

Table 1.6.6.5: T-test of Difference in the Land Transaction registered between 2012 to 2016 and Transactions registered between 2017 to 2022 in Oyo State

Variable	Period	N	Mean	SD	df.	t-Cal	t-Crit	P
Land transaction register	2012-2016	5	1028.40	333.043	4	3.800	1.960	0.047 (p<0.05) It Significant
	2017 – 2022	5	2398.00	3649.828				
	Total	100						

Source: Field Survey, 2022

1.6.7 Discussion of Findings

Demographic Characteristics of the Beneficiaries

There is generally high percentage of respondents that are male. The percentage as indicated in Table 1.6.6.1shows that 79.95 of the respondents are male while 20.15 are female. The Percentage Distribution of Marital Status of the Respondents: Married category recorded the highest proportion. They accounted for 85.1% of the respondents. Other two classes of single and Divorce/Widow accounted for less than 20% of the respondents. The age of the respondents is as given in the table. It ranges from 1 – 5 years and above. The age group with the highest percentage is 41 – 50 years. This category accounted for 65% of the respondents. In contrast the age below 30 year and 50 years and above accounted for the lowest percentage of the age distribution in the study area. The categories of these people are dependants. Most of the category of 50 years and above are expected to have gotten buildings of their own and live as Landlords / Landladies and worry little about land. This fall into inactive age group. Public servants at age above 60 must have retired and depend solely on their meager pension allowance and gratuity for their mean of livelihood.

The Educational level of the respondent shows that 70% are first degree and above while the least is secondary and ND/NCE category, which accounted for 10% of the respondents respectively. Education is an important factor in the understanding of the importance of land title registration as a source of tenure security. Education increases landowners' awareness about land rights registration in order to reduce threat to tenure security. The monthly income of the respondents shows that 50% of the respondents received N51, 000 – N100, 000 monthly followed by 25% that receive between N31, 000 – N50, 000 per month. Monthly income dictates the spending capacity

(Disposable income) of individuals. It determines the amount the landowners are able to afford or expend on land title registration. This is not surprising that where the income of the landowners is

low, the possibility of affording the cost of title registration is low. This is in tandem with the view of (World Bank 2017). This is because to the poor, more pressing issue than land right registration is their means of livelihood/survival since title registration is optional in Nigeria.

Perception of the Respondents about use Rights and Threat to Security before and after Regularization Intervention.

Majority of the respondents agreed that before regularization there was likely threats from private individuals and public acquisition. However, after regularization, no such threats are envisaged. The second set of statement which relates to right of use before and after regularization. The result shows that after regularization respondents (800) perceived that they have ownership right to sell and transfer ownership right to access bank for loans (800) and ownership right to lease than before regularization. The perceived threat from private source before regularization is in line with the view of (Holland, Masuda and Robinson 2021) and perceived threat from public is also in line with (Erezkie et al., 2013), (Karuki and Ngetch, 2016). The perception of respondents' right to access bank loan after regularization agrees with the view of De Soto (2000) and Arsenault (2016).

Perception of respondents about tenure security and Land transaction:

Majority of the respondents perceived that they have security of tenure because of their regularized title documentation. They strongly believe that their Certificate of Occupancy guarantees their tenure security and that their rights will be upheld by the society at large. This is in line with the view of Sjaatad and Bromley (2000) and Griffit Charles (2004).

Perception of respondents about security of tenure and investment incentive:

In line with Land Tenure theory, security of tenure induces landowner to increase investment in land. The majority of the respondents 42% applied for loan from commercial bank Microfinance bank 30.3%, Housang Loan 14.6% and Cooperative society 10.3% and the majority of the respondents 41% used their loan for residential development 17.55 for large-scale farming, 8.9% for commercial purposes and 32.6% for other purposes. This is in tandem with the view of Holland, Masuda, Robinson (2021), Higgins et al (2021). The hypothesis is sought to determine if there was statistical significant difference between transaction registered before regularization intervention 2012-2016 and transaction registered 5 years after regularization 2017-2022. The result of t-test revealed that there was statistical significant difference in transaction between the two periods. The difference represent the impact of regularization intervention. This is in line with the literature that tenure regularization leads to security of tenure which induces increase in formal transaction in land.

1.6.8   Conclusion and Recommendation

The impact of tenure regularization intervention on formal land transaction in the study area has been empirically determined in this research. The land tenure theory predicts that tenure regularization leads to increase in security of tenure and security of tenure induces formal land transactions, investments and development. This assertion has been empirically proven in the study area.

Recommendations

i.   Adopt a mapping policy for the whole country in general and the study area in particular to provide the required Geoinformation for comprehensive tenure regularization.

ii.   Government should also intervene in the area of inadequate manpower. Training and retraining of staff should be encouraged, promote research and human capacity building to meet the technical manpower need of state survey department and land Registry.

iii.   Fund is required on daily basis to procure and maintain survey equipment: hard and software components among others, therefore government should improve budgetary allocation to the office of surveyor general and other department and ministry of lands, housing and urban development.

iv.   Closely related to cadastre and mapping this study believe and recommend that government should create a secure land registry system(digitized) and adopt less restrictive policy on access to land records information by the land owners and government should extend land use planning strategy to both urban and the rural areas.

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