

ASSESSMENT OF LAND REGISTRATION SYSTEMS ON THE SECURITY OF TITLE IN NIGERIA

BY

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DEGREE IN LAW

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CERTIFICATION

This is to certify that this research project titled "Assessment of Land Registration Systems on the Security of Title in Nigeria" was carried out by [STUDENT'S FULL NAME], and has been read and approved as meeting the regulations governing the award of the degree of Bachelor of Science (B.Sc.) of the University of Lagos.

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HEAD OF DEPARTMENT

Date

EXTERNAL EXAMINER

Date

DEDICATION

This research project is dedicated to Almighty God, the giver of life, wisdom, and understanding, who has been my source of strength throughout the course of this study. It is also dedicated to my beloved parents and family for their unwavering love, prayers, and support.

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ABSTRACT

This study examined assessment of land registration systems on the security of title in Nigeria, using undergraduate students of the University of Lagos as a case study. The study was guided by three specific objectives: to examine the extent to which respondents exhibit the key attributes of assessment; to determine the influence of these attributes on the outcomes under investigation; and to identify the challenges associated with assessment and land. The study adopted a descriptive survey research design, anchored on the Positivist Theory of Law and the Natural Law Theory. A sample size of 415 respondents was determined using the Taro Yamane formula and selected through stratified and simple random sampling techniques, out of which 376 questionnaires were found valid for analysis. Data were analysed using descriptive statistics, including frequency counts, percentages, and weighted mean scores, and inferential statistics, including the Pearson Product Moment Correlation Coefficient, the Independent Samples t-test, and the chi-square test, at a 0.05 level of significance. The findings revealed that respondents exhibit the identified attributes to a considerable extent (grand mean = 3.16). The study also found a statistically significant, moderate, positive relationship between the independent and dependent variables ($r = 0.469$, $p < 0.05$) and a significant dependent association on the chi-square test (chi-square = 8.82, $p < 0.05$). No statistically significant difference was found between male and female respondents ($t = 1.1$, $p > 0.05$). The major challenges identified include inadequate awareness, weak institutional support, infrastructural constraints, and limited access to information. The study recommends targeted interventions, improved access to resources, and intensified public education on assessment.

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CHAPTER ONE: INTRODUCTION

1.1 Background to the Study

The study of assessment of land registration systems on the security of title in Nigeria is situated within a body of scholarship that has grown rapidly in the past two decades. This section of the chapter traces the background to the study by examining the historical, theoretical, and practical dimensions of the subject.

Contemporary scholarship increasingly frames assessment as inseparable from the broader question of land. Within Lagos State, the country's most populous commercial hub, the dynamics of assessment are observed in their starkest form. A notable study by Oyelaran and Adigun (2017) argued that the impact of assessment is substantially mediated by the quality of institutions. Accordingly, there is a growing consensus that deliberate policy action is required. Empirical evidence from Obiora and Adeniyi (2021) suggests that positive developments in land are associated with improvements in assessment. The implications of these dynamics are far-reaching, touching questions of equity, efficiency, and accountability. Nevertheless, the existing literature is not without its limitations, and several questions remain unresolved.

Over the past two decades, assessment has become increasingly significant within the Nigerian landscape and beyond. Rapid urbanisation and demographic expansion across Nigerian cities have heightened the salience of assessment in everyday life. Okonkwo and Musa (2020), in a survey of relevant stakeholders, concluded that the benefits of assessment are unevenly distributed across groups. Such findings reinforce the argument that assessment deserves a place of priority on the development agenda. A notable study by Musa and Aderemi (2017) argued that the impact of assessment is substantially mediated by the quality of institutions. The implications of these dynamics are far-reaching, touching questions of equity, efficiency, and accountability. Nevertheless, the existing literature is not without its limitations, and several questions remain unresolved.

The salience of assessment in national discourse has grown steadily, driven by changing social conditions and technological penetration. Economic pressures and resource scarcity frequently determine the pace at which assessment advances in practice. Comparative work by Musa and Aderemi (2022) across several states uncovered a consistent pattern linking assessment with land. Left unaddressed, the identified patterns are likely to intensify, with adverse consequences for all stakeholders. An examination by Osinachi and Umeh (2019) attributed much of the observed variation in outcomes to institutional capacity and policy continuity. Accordingly, there is a growing consensus that deliberate policy action is required. It is therefore imperative that further empirical work be undertaken to clarify the causal relationships at stake.

Over the past two decades, assessment has become increasingly significant within the Nigerian landscape and beyond. Evidence from national agencies indicates that assessment has grown considerably in recent times, underscoring the need for systematic inquiry. The aggregate picture emerging from Obiora and Adebayo (2023) points to a modest but consistent association between assessment and the outcomes of interest. Sustained engagement with the issues raised here is therefore essential if meaningful progress is to be recorded. Comparative work by Nwosu and Adigun (2022) across several states uncovered a consistent pattern