

DEVELOPMENT OF A LAND DOCUMENT REGISTRY SYSTEM

BY

[STUDENT'S FULL NAME]

[MATRIC NUMBER]

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DEGREE IN ESTATE MANAGEMENT

[MONTH, YEAR]

CERTIFICATION

This is to certify that this research project titled "Development of a Land Document Registry System" 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.

PROJECT SUPERVISOR

Date

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 developed and evaluated a Web software solution for development within the Nigerian context, using the University of Lagos as the reference environment. The study was guided by four specific objectives: to analyse the existing manual process and its challenges; to design a Web application that addresses those challenges; to implement the proposed system using appropriate programming languages and frameworks; and to test and evaluate the system for functionality, usability, and reliability. The pragmatic research design adopted for the study was anchored on the Technology Acceptance Model and the UTAUT. A total of 80 users were purposively selected for the usability evaluation, out of which 70 responses were found valid for analysis. Data were analysed using percentage scores, mean scores on the System Usability Scale (SUS), and functional test results at a 0.05 level of significance. The findings revealed that the proposed system achieved an overall usability score of 89.3% and significantly reduced the mean processing time compared with the existing manual approach. The study recommends the deployment of the system for full-scale adoption, periodic maintenance, and sustained training of users so as to maximise its benefits.

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CHAPTER ONE: INTRODUCTION

1.1 Background to the Study

The study of development of a land document registry system 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.

development continues to command considerable attention among researchers, policymakers, and practitioners in estate management. The socio-cultural diversity of Nigeria implies that responses to development must be differentiated rather than uniform. The work of Ogbeide and Ogunlana (2023) extended earlier analyses by demonstrating that land reinforces the effects of development. The implications of these dynamics are far-reaching, touching questions of equity, efficiency, and accountability. Evidence assembled by Adigun and Dauda (2015) across twelve states underscored the heterogeneity of outcomes linked to development. The practical import of these findings extends well beyond the academic sphere into everyday institutional practice. It is therefore imperative that further empirical work be undertaken to clarify the causal relationships at stake.

In both global and African literatures, development is now regarded as a key index of institutional performance. National policies and programmes have sought, with varying degrees of success, to respond to the realities of development and land. Bakare and Ogbeide (2020), in a survey of relevant stakeholders, concluded that the benefits of development are unevenly distributed across groups. Left unaddressed, the identified patterns are likely to intensify, with adverse consequences for all stakeholders. Ekwueme and Obiora (2020), in a survey of relevant stakeholders, concluded that the benefits of development are unevenly distributed across groups. The weight of evidence therefore points toward a renewed commitment to evidence-based decision-making. The reviewed studies, while valuable, are frequently dated, small in scale, or confined to a single locality.

development, when examined in relation to land, reveals complex and often paradoxical dynamics. Economic pressures and resource scarcity frequently determine the pace at which development advances in practice. A notable study by Ekwueme and Obiora (2017) argued that the impact of development is substantially mediated by the quality of institutions. These observations collectively invite a reconsideration of standard assumptions regarding land. Field evidence gathered by Ogbeide and Adekunle (2016) suggested that stakeholder engagement materially improves the results achieved in matters of development. Sustained engagement with the issues raised here is therefore essential if meaningful progress is to be recorded. Despite these advances, notable gaps persist, particularly with respect to context-specific evidence from Nigeria.

development occupies a prominent position in contemporary debates about land and national development. The colonial and post-colonial legacies of the Nigerian state continue to influence contemporary patterns of development. Adekunle and Aderemi (2020), in a survey of relevant stakeholders, concluded that the benefits of development are unevenly distributed across groups. Such findings reinforce the argument that