

**AN EVALUATION OF THE FACTORS INFLUENCING RESIDENTIAL LAND
ACCESSIBILITY IN BENIN CITY**

BY

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**BEING A PROJECT WORK SUBMITTED TO THE DEPARTMENT OF ESTATE
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VALUATION**

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CERTIFICATION

We, the undersigned hereby, certify that this project work: **An Evaluation Factors Influencing Residential Land Accessibility In Benin City**” by **Ogirri Aliakhue Emmanuel** with **Mat NO: ENV/2082070076** was Submitted to the Department of Estate Management and Valuation, Auchi Polytechnic, Auchi in partial fulfillment of the requirements for the award of Higher National Diploma (HND) Estate Management.

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DEDICATION

I dedicate this project work to God Almighty, who has given me the grace, strength and wisdom to complete my HND programme.

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My gratitude goes to God Almighty for His guidance, wisdom, knowledge and understanding throughout the duration of my programme. My profound gratitude goes to my project supervisor Dr. Ben Adjekophori whose guidance and corrections were tremendous source of inspiration in writing this project, in respect of his tight schedules; he took out time to make several corrections and suggestions towards improving the quality of this work. I say a very big thank you. My sincere appreciation also goes to ESV. Ojeh Paul Percy, Head of Department, Estate management and all the lecturers in Department of Estate Management.

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TABLE OF CONTENTS

Title page	-	-	-	-	-	-	-	-	-	-	-	-i
Certification	-	-	-	-	-	-	-	-	-	-	-	-ii
Declaration	-	-	-	-	-	-	-	-	-	-	-	-iii
Acknowledgment	-	-	-	-	-	-	-	-	-	-	-	-iv
Table of contents	-	-	-	-	-	-	-	-	-	-	-	-v
List of tables	-	-	-	-	-	-	-	-	-	-	-	vii
Abstract	-	-	-	-	-	-	-	-	-	-	-	-viii

CHAPTER ONE: INTRODUCTION

1.1	Background to the Study-	-	-	-	-	-	-	-	-	-	-	-1
1.2	Statement of the Problem	-	-	-	-	-	-	-	-	-	-	-2
1.3	Research Question	-	-	-	-	-	-	-	-	-	-	-3
1.4	Aim and Objectives of the Study-	-	-	-	-	-	-	-	-	-	-	-4
1.5	Significance of the Study-	-	-	-	-	-	-	-	-	-	-	-4
1.6	Scope of the Study	-	-	-	-	-	-	-	-	-	-	-5
1.7	Limitation of the Study	-	-	-	-	-	-	-	-	-	-	-5
1.8	Study Area	-	-	-	-	-	-	-	-	-	-	-6
1.9	Operational Definition of Terms	-	-	-	-	-	-	-	-	-	-	-7

CHAPTER TWO: LITERATURE REVIEW

2.1	The Concept of Land	-	-	-	-	-	-	-	-	-	-	-9
2.2	Access to Land	-	-	-	-	-	-	-	-	-	-	-10
2.4	Various Modes of Land Accessibility	-	-	-	-	-	-	-	-	-	-	-11
2.5	Various Factors Affecting Land Accessibility	-	-	-	-	-	-	-	-	-	-	-12

2.6	Relationship between Land Accessibility and Residential Property Development	-	-	-	-	-	-	-	-	-14
2.7	Challenges of Land Accessibility	-	-	-	-	-	-	-	-	-15
2.8	Access to Residential Land for Private Housing Development	-	-	-	-	-	-	-	-	-17
2.8.1	Land Accessibility and Property Development	-	-	-	-	-	-	-	-	-18

CHAPTER THREE: RESEARCH METHODOLOGY

3.1.	Research Design	-	-	-	-	-	-	-	-	-20
3.2	Population of the Study	-	-	-	-	-	-	-	-	-20
3.3	Sample Size	-	-	-	-	-	-	-	-	-21
3.4	Instrumentation/Data Collection Procedure	-	-	-	-	-	-	-	-	-21
3.6	Instrument of Data Collection	-	-	-	-	-	-	-	-	-21
3.7	Method of Data Analysis	-	-	-	-	-	-	-	-	-22

CHAPTER FOUR: DATA ANALYSIS, INTERPRETATION AND DISCUSSION

4.1	Data Analysis	-	-	-	-	-	-	-	-	-23
4.2	Discussions of Findings	-	-	-	-	-	-	-	-	-28

CHAPTER FIVE: SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1	Summary of Findings	-	-	-	-	-	-	-	-	-30
5.2	Conclusion	-	-	-	-	-	-	-	-	-30
5.3	Recommendations	-	-	-	-	-	-	-	-	-31
	References	-	-	-	-	-	-	-	-	-33
	Appendices	-	-	-	-	-	-	-	-	-37

LIST OF TABLES

Table 4.1 Respondents Socio Economic Characteristic	-	-	-	-	-23
Table 4.2: Various Modes of Land Accessibility in Benin City	-	-	-	-	-24
Table 4.3: Various Factors that were Affecting Land Accessibility in Benin City	-	-	-	-	-26
Table 4.4: Relationship between Land Accessibility and Residential Property Development in Benin City	-	-	-	-	-26
Table 4.5: Challenges of Land Accessibility in Benin City	-	-	-	-	-27

Abstract

This study examined the factors influencing residential land accessibility in Benin City,. The study adopted the descriptive research design. A sample size of 125 was adopted for the study. The survey research design was used for the study and the research instrument used was the questionnaire. Data collected were subjected to statistical analysis. Findings revealed that the major modes of land accessibility in Benin City were ease of land transaction, land affordability, land availability and tenure security. Result also revealed that the major factors affecting land accessibility in Benin City were registration process, lack of political interest in the scheme; and bureaucratization by government official. Findings also revealed that the main challenges of land accessibility in Benin City were inefficiency of the land administration system, Government policies and Finance, the study recommended land administration and governance should be made efficient in Auchi. The stringent land titling procedures should be reviewed and opportunities extended to all the land owners to procure title to their lands free or at a subsidized rate. Finally, Nigeria needs a cadastral survey that maps out the entire sizes of land in the country for record purpose. This will facilitate data availability on land in cities in terms of location and values.

CHAPTER ONE

INTRODUCTION

1.1 Backgrounds to the Study

Land is a major factor of production and a vital element in the socio-economic development of any country or society (FMH&UD, 2016). Thus, as nations grow in size and rural areas become urban centres and urban centres become large metropolitan areas, there is always increased competition as well as demand for land for different purposes (Enisan & Aluko, 2015). Every person occupies a space during each second of his/her lifetime. While most of the space we occupy at any given moment is public space (such as a street or an open space), there are units of land over which individuals, groups of persons, communities or juridical persons claim a spectrum of exclusive rights of use and control. Access to land does not thus mean dominion over commoditized land as its 'master', per se, but access to be at a certain space, or use (and control) a certain plot of land (in common with others, as a member of a certain group or exclusively as an individual) (Stebek, 2015).

Access to land is gained either formally; within statutory framework or informal arrangements outside statutory framework. It comes in form of private-private (gained through the transfer of ownership in private transactions), public private (from state allocation), private-public private (from land pooling), private/public-private (through invasion) and customary allocation (gained in the framework of customary law) (Mohammed, 2016). This access to land comes with various challenges, as the journey toward the lawful acquisition of land is a long and confusing one; access to land, registration of land, permission to develop the land involve time consuming, unduly cumbersome, and costly procedures which make the legal system very

difficult to access (Mohammed, 2016). Also, informal access to land may be subject of fraudulent sales, insecurity of title, land speculation, and incessant rancour and litigations (Adedayo, 2018). These challenges are instigated by factors that influence access to land. This study therefore set to examine various factors influencing residential land accessibility In Benin City.

1.2 Statement of the Problem

Access to land can be affected by various factors as presented by previous studies. The study of Adedayo (2018) identified road accessibility, title document, access to infrastructure, topography, neighbourhood development, nearness to work, level of education, marital status, occupation and distance to centre of attraction as factors influencing access to residential land ownership whereby, occupation had the highest scores.

Mabogunje (2018) stated that the experience of inaccessibility which characterized urban land market have forced most urban dwellers into abject poverty owing to lack of legal titles for securing loans to invest either in construction of desirable shelter or purchase of equipment for economic pursuit. Another effect of lack of access to land according to Fadairo (2006) is squatting which has led to inadequate municipal services and infrastructure like roads, water supply, sanitation and waste collection.

Samaniego, et al., (2017) identified factors that affect adequacy of access to land include: Size, of- site facilities, distance to nearest town and educational level. Ajayi and Adebayo (2017) also opined that gender, marital status, educational background, income level and occupation are factors that affect land access, whereby occupation, income and education are the best predictors. In other view, land access adequacy is affected by: Tenure security (legal security of tenure and tenure guaranteed for a specified time); Affordability (price of land and related services,

expenditure on transportation, disposable income to cover other living costs, access to limited homeownership with lower price); Cultural adequacy (design of residence in relation to local residents' natural lifestyle, materials and appearances of buildings expressing local cultural value, spaces and facilities for cultural activities); Accessibility and physical environment.

Additional factors Revealed by the study Olujimi and Iyanda (2018) include time taken to acquire land, cost of land, access and time taken to receive legal titles from Government. Furthermore, Mohammed (2016) analysed other factors that can affect access to urban lands which include: high cost of land, cumbersome government allocation, complicated small plots, assembly operations, legal issues, double allocation, and high cost of titling, multiplicity of charges and encroachment /trespassing. These studies however have shown various ways, various factors can affect access to urban land; these will therefore be factors to be considered in this study.

From the review of the literature, it is clear that most studies done on Nigeria virtually not centered on factors influencing residential land accessibility in Benin City. This therefore aggravated the current study to examine factors influencing residential land accessibility in Benin City.

1.3 Research Questions

1. What are the various modes of land accessibility in Benin City?
2. What are the various factors that are affecting land accessibility in the study area?
3. What are the relationship between land accessibility and residential property development in the study area?
4. What are the challenges of land accessibility in the study area?

1.4 Aim and Objectives of the Study

The aim of this study is to evaluate factors influencing residential land accessibility in Benin City. The specific objectives of the study are:

1. To examine the various modes of land accessibility in Benin City
2. To ascertain the various factors that are affecting land accessibility in the study area
3. To assess the relationship between land accessibility and residential property development in the study area
4. To identify the challenges of land accessibility in the study area

1.5 Significance of the Study

The finding of this study will be of benefit to civil servants in terms of giving them an insight into the likely problems or constraints that might hinder in the processes of accessing land in the study area. It will provide them with knowledge on the available sources of land especially for development of properties in the study area.

The study will provide the government and professionals in the built environment on the sources of accessing land and the problems faced by individuals in accessing land in the study area. It will thus enable the government and all stakeholders to strategies policies and methods of addressing the identified problems.

It will also add to the body of knowledge on the sources of land, factors affecting access to land for property development in Benin City, and also how the socio-economic status of individuals access to land in the study area. This will provide students, academics and professionals in estate management and valuation with data for research and reference.

1.6 Scope of the Study

This research work is limited to Benin metropolis examined factors influencing residential land accessibility in Benin City. This research specifically focused on civil servants and staff of the Ministry of Lands and Housing within Benin metropolis. Data for the study was collected especially in terms of sources of access to land, factors hindering in the processes and/ or procedures of accessing land for development of properties in the study area.

1.7 Limitation of the study

- ✓ Lack of funds: The researcher encounter lack of funds for the execution of the project work due to the standard of living in the country which lead to high increase of goods and services. The implication of this is that it has affected the cost of transportation to seek relevant information for the research work.
- ✓ Attitude of the respondent: The attitude of the respondent, during the course of investigation was not encouraging enough; some were not willing to give useful information. This necessitates the researcher to pay several visitations to respondents before such information could be released to a researcher.
- ✓ Difficulty in distributing and retrieving questionnaire: The researcher was equally challenged with the task of distributing and retrieving questionnaire from respondents. So many of the respondents were not willing to accept the questionnaire while those who had accepted, delayed in making them available as at when required. This delayed in the distribution and retrieving of questionnaire, nevertheless it is interesting to note that despite all these challenges, the comprehensive nature of the research study was not compromised.

1.8 Study Area

The study area is Benin City, the present capital of Edo State of Nigeria. The City comprises three local government areas: Oredo, Egor, and Ikpoba Okha, which make up the Benin metropolis. Presently, sub-urbanization has stretched the city towards Oluku in Ovia South West and Eyaen in Uhumwonde Local Government Areas (Dimuna, 2012). Geographically, Benin City lies within the latitude 6° 20' and 6° 31' North and longitude 5° 32' and 5° 41' east of the Greenwich Meridian. Benin City occupied an area of 2217.6 hectares in 1952; it increased to 16800 hectares, in 1991 census and 19,794 hectares in 2006 census National Population Census (NPC) 2006. The population of Benin City was put at 53,753 in 1952 census and 100,693 by 1963 census. However, the city in the 1991 census was put at 780,976 persons (National Population Commission) (1991) but using a population growth of 3.1%, the population of Benin City in 2005 is estimated at 1,161,118. But the 2006 census recorded the population of the city to be 1,346,703. Also using population growth of 3.1% the population of Benin City in 2015 is estimated at 1,719,258. This population growth no doubt reflects a dynamic urban centre with lots of pressure on housing provisions. It is believed that land uses that are mainly responsible for the expansion in Benin City are residential, commercial, institutional and to a lesser extent industrial. Residential land use is the largest single type in Benin City with more than 60% of the developed area devoted to it and thus the most traffic generating land use. Agheyisi (2008) observed that Benin City expanding almost at the same rate along all the arterial roads except along the Benin-City expanding almost at the same rate along all the arterial roads except along the Benin-Lagos road axis which fast outpaced all other axis in the metropolis. However, all of these studies did not show the rate and sequence at which the city changed nor provides an

indicator for monitoring such changes, on the ground. It is against this background that this work seeks to uncover and explain those regularities that have been observed about the land use charge and its expansion in Benin City. Consequently, in order to achieve this, maps of ancient Benin City and aerial photograph will be use. Satellite imageries of Benin City will also be used to consolidate the maps and aerial photographs.

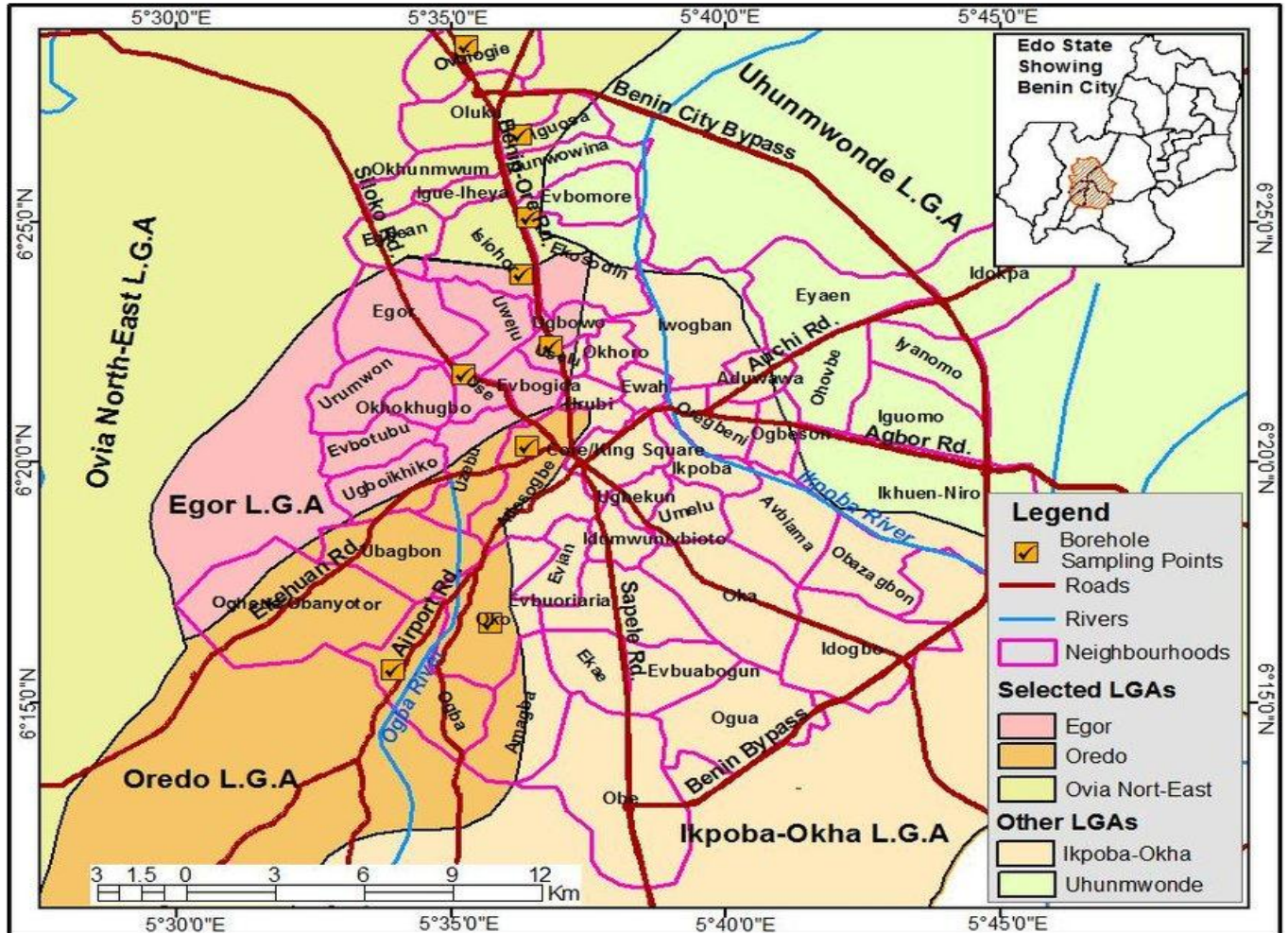


Figure 1: Study area in its Regional context
Sources: www.google/maps/nigeria/Edostate (2015).

1.9 Operational Definition of Terms

Land Access is viewed not just as the right to enter a defined physical property but includes access to right to land (Kathini, 2013).

Land and Property Development defined as a complex multi-disciplinary comprised of several processes and stages implemented by various actors through which built environments are produced (Williamson, 2009).

Land: Land sometimes referred to as dry land or, is the solid surface of the Earth that is not permanently covered by water. The vast majority of human activity throughout history has occurred in land areas that support agriculture, habitat, and various natural resources (Ellickson, 2000).

Residential Property: Is property zoned for living or dwelling, as opposed to commercial property, which is zoned for business and profit generation. Residential real estate can be -single-family homes, condominium units, apartments, townhouses, duplexes (Abiola, 2013).

CHAPTER TWO

LITERATURE REVIEW

2.1 The Concept of Land

Land is a factor of production. It is very essential for the provision of urban housing and infrastructural services and the production of agricultural goods (Udoekanem et al., 2014). Land is an economic resource and an important factor in the formation of individual and collective identity, and in the day-to-day organization of social, cultural and religious life (Mohammed, 2016). Land access is synonymous with right to land which refers to the right that individuals and communities have with respect to the ownership of land; the right to occupy, to use, to develop, to inherit, and to transfer land (Adedayo, 2018). Access to land has to do with the availability of usable land, affordability, and the convenience with which the cost of the land can be paid without undue financial strain, security of tenure and assurance against eviction (Olujimi & Iyanda, 2013).

Access to land can be gained either formally; within statutory framework or informal arrangements outside statutory framework (Owoeye & Adedeji, 2015). In developing countries, particularly those of the sub-Saharan Africa, access to land has been principally provided through formal and informal institutions. While the formal institutions are by statutes expected to provide cheaper, easier and more secure access to land, the bureaucratic processes and cumbersomeness in the procedures have instead created a myriad of problems (Kuma & Ighalo, 2015). Access to land involves the security, tenure and transferability of the right which has been obtained (Stebek, 2015). To the land users, access to land consists of four elements which include: land availability, land affordability, security of tenure to the land in question, and the ease with which transaction can take place in the land (Oyedeji, 2018).

2.2 Access to Land

Urban areas are a vital component of social and economic growth, as they are drivers of innovation and therefore magnets for enterprising migrants. In all countries, urban areas contribute substantially to national Gross Domestic Product (GDP) and to government tax revenues (Payne, et al., 2015). Gaining access to urban land comes in form of private-private (gained through the transfer of ownership in private transactions), public-private (from state allocation), private public-private (from land pooling), private/public-private (through invasion) and customary allocation (gained in the framework of customary law) (Aluko et al., 2014). Secured access to urban land creates incentives for the user to invest in labour and other resources to maintain its value, sustain its productivity, and allow the user access to social and economic development opportunities (Quan, 2016).

In the urban areas of Nigeria, Olayiwola and Adeleye (2016) established that accessibility to land for residential purposes and development projects is almost becoming impossible for individual particularly the low and the middle-income groups because the price has become very prohibitive. The implication of this unequal access to land is that it has forced most urban dwellers into abject poverty owing to lack of legal titles for securing loans to invest in the construction of desirable shelter (Mabogunje, 2013). Access to urban land for commercial use usually involves acquiring land to construct business premises, or buying business premises (or working space), as owner occupier, premises rented for business, or business lease (Stebek, 2015).

Prior to the British rule in Nigeria, access to land was governed by the customary land tenure which was inadequate to create land for all citizens (Adedayo, 2018). At the beginning of the 20th century when Britain made a colony and protectorate of Nigeria, there was a multiplicity

of land tenure and management systems in the country (Mabogunje, 2012). Apart from the system in the Lagos colony where an English freehold system had been established following its annexation in 1861, these diverse systems can be grouped broadly into two categories. The first existed in Northern Nigeria where the colonial administration had placed all lands under the control and subject to the disposition of the Governor. Without the consent of the Governor, no title to occupation and use of land was valid.

An ordinance directed that the Governor shall hold and administer the land for the use and common benefit of the native people. The ordinance laid down a maximum of 1,200 acres for agricultural grants and 12,500 acres for grazing purposes. In Southern Nigeria, the second system recognised that land was owned by lineages or extended families. Individuals have only right of use on such family land. The only land held at the Governor's disposal was that which had been expressly acquired for public purposes as Crown land. Therefore, whether in Northern or Southern Nigeria, land was considered by the people themselves largely within the nexus of a precapitalist social formation (Oyedokun et al., 2012).

2.4 Various Modes of Land Accessibility

Globally, land is required for various uses. It is a major factor of production and an important asset in the socio-economic development of any country or society. Therefore, as nations grow and rural areas become urban centres and urban centres become large metropolitan areas, there is always increased competition as well as demand for land for different purposes (Enisan & Aluko, 2015). Every person occupies a space during each second of their lifetime. While most of the space occupied at any given moment is public space (such as a street or an open space), there are units of land over which individuals, groups of persons, communities or juridical persons claim a spectrum of exclusive rights of use and control. Access to land does not mean dominion

over commoditized land as its ‘master’, per se, but access to be at a certain space, or use and control a certain plot of land — in common with others, as a member of a certain group or exclusively as an individual (Stebek, 2015).

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2.6 Various Factors Affecting Land Accessibility

The factors that could affect access to land as identified by Ayedun and Oluwatobi (2011) include availability of the land, physical location of the land, affordability of the land, availability of information, land policy and demand for land, while the study of Babatunde (2012) revealed that inadequate funds, lack of interest, lack of infrastructure and violence in the northern part of Nigeria were major constraints to land accessibility.

In the urban areas of Nigeria, Olayiwola and Adeleye (2016) established that, accessibility to land for residential purposes and development projects is almost becoming impossible for individual particularly the low and the middle income groups because the price has become

so prohibitive. The implication of this unequal access to land is that, it has forced most urban dwellers in abject poverty owing to lack of legal titles for securing loans to invest in the construction of desirable shelter or purchase of equipment for economic pursuit (Ahmed & Dinye, 2011). Alabi, (2011) showed that Nigerians are faced with mounting pressure for reforms that justly allocate land. From the South-West to the North-East and all over the country including Benin City the study area, the issue of access to land is on the front burner. This is due to the pressure on land that is set to increase over time, given the impact of continuous population growth, urbanization, globalization, international investment flows and climate change. As resource becomes scarce and more valuable, those with weak rights to these resources will tend to lose out. Following from this, greater numbers of people in the urban areas still do not have access to land. Where land is concentrated in few hands, secure access to land for the people including residents of Benin metropolis - the study area will be inadequate and the consequences are likely to be inequitable patterns of income and wealth distributions (Alabi, 2011).

There is an urgent need to create conditions in which all groups in urban society especially the poorest and most vulnerable can obtain access to legal and affordable shelter in the ways that prevent the need for future distortion in urban development and land market (Payne 2005). From the view of United Nations Centre for Human Settlements (UNCHS) (2019), accessibility to land and security of right are important mechanism in stabilizing a community, improving shelter condition, reducing social exclusion and improving access to urban service. Omirin (2013) noted that the effect of insufficient, unequal and poor access to land in Nigeria has resulted to the following:

1. Inefficient use of land resources because low density development standards engender much waste as the cost of servicing land per capital is relatively high and such standards have encouraged lateral expansion, insufficient usage of land, and few people accommodated per unit area while the rest of the people is restricted to congested and unplanned areas of the cities
2. Inequitable distribution of wealth because land in government layouts are in prime location, moderately well laid out, serviced, offer high profits margin upon disposal and commands a higher value per unit area which tends to escalate with demand
3. Worsening housing conditions especially in the low income sector because of the difficulties encountered in securing cheap land legally, lack of titles, excessive overcrowding and high charges.
4. Environmental degradation because a vast number of people are restricted to marginal areas without services or infrastructure and has lead to squalid areas, slums proliferation and also, forced city dwellers to provide inefficient solutions to their refuse disposal, water supply among others
5. Poverty accentuation especially in the areas of having legal titles for securing loans to invest in the building of their own houses.

2.6 Relationship between Land Accessibility and Residential Property Development

Access to land is one of the major factors in residential property development in general and affordable housing in particular. UN-HABITAT (2018) demonstrated that the availability of land at affordable prices is fundamental to expanding the supply of affordable housing and limiting the growth of new slums. Land remains a central constraint of increasing the supply of affordable housing. Low and middle-income households are,

therefore, priced out of land markets in the vast majority of cities and have poor access to well located land. Similarly, Abusah (2004) in his study of access to land for residential property development: A review of land title registration in Accra, Ghana, used a questionnaire to obtain its data. He found that the backlog in the delivery of land and housing to Ghanaians cast doubt on government ability to give effect to the constitutional ideal of a more equitable dispensation of access to land. “The delays in, and long waiting periods for title registration increasingly lead to frustration and friction to would-be homeowners and investors alike” (Abusah, 2004).

The situation in Nigeria is not too different from those of Asia countries and Ghana as shown above. Available literature revealed that access to land remains a complex subject in the sense that both customary rules and State participation are the dominant land tenure practices in the country. Prior to British rule, access to land was governed by customary rules with its attendant’s insecurity of tenure, incessant rancor, fraudulent sales of land, and marginalization of non-land holding family members, among others (Owoeye & Adedeji, 2017).

2.7 Challenges of Land Accessibility

According to Alabi, (2011) delivery of access to land in most urban areas is mainly between the formal and informal institutions. The formal land administration has failed to meet the demands of the majority of urban poor paving way for increased reliance in the informal land market. On the other hand, the informal land delivery have supplied significant amount of land cutting across socio-economic divisions in the urban areas but sometimes do not have statutory titles and often devoid of household facilities which has resulted in

unplanned areas of the city eluding development control by the planning authorities (Olajide 2010).

The factors that could affect access to land as identified by Oluwatobi (2011) include availability of the land, physical location of the land, affordability of the land, availability of information, land policy and demand for land, while the study of Babatunde (2012) revealed that inadequate funds, lack of interest, lack of infrastructure and violence in the northern part of Nigeria were major constraints to land accessibility.

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2.8 Access to Residential Land for Private Housing Development

Land is very essential for the development of sustainable human settlements (Nubi & Ajoku, 2011), including private housing development. Access to land at an affordable cost is a major challenge to sustainable housing development by private developers in Nigeria (CAHF, 2019). A plethora of empirical studies including Bichi (2010), Kuma and Ighalo (2015) and Owoeye and Adedeji (2015) have found that access to land for private housing development in various parts of Nigeria is from informal land delivery channels. According to the World Bank (2016), informal land development occurs because available land options are either unaffordable or too isolated and the public housing options accessible through government programmes are inconveniently located or not in line with family asset-building strategies. Kwame and Antwi (2004) studied the impact of land delivery and finance on the supply of residential accommodation in three cities of Ghana namely, Accra, Tema and Kumasi. The study found that there is progressive increase in informal land transactions in the study areas. The results of the study also indicated that housing delivery in the study areas is hindered by the inefficiency of the land delivery system.

Adedayo (2018) examined the factors that influence access to residential land in Lokoja Metropolis of Kogi State, Nigeria. The study obtained data through questionnaire administered to 396 respondents, spread across seven residential neighbourhoods in the study area namely Adankolo, Lokongoma, Ganaja, Barracks, Zango Daji, Lpkoja Town and Falele. Multiple regression analysis was utilized to analyse the data collected for the study. The study found that location (-1.989), access to infrastructure (-0.933), neighbourhood development (-1.041), nearness to work (-1.642), marital status (- 0.633), gender (-0.603) and

distance to centre of attraction (- 1.458) have statistically significant negative influence on access to residential land in the study area at p-value less than 0.05.

2.8.1 Land Accessibility and Property Development

Accessibility to land therefore, plays a vital role in poverty reduction and enhancing the status of individuals. Accessibility to land comprises of availability of usable land, affordability of such land, and ease of transaction with that land and security of the owner's right. According to Ifeanyi (2010) property development on the other hand is one of man's most crucial needs, in that it represents man's most tangible asset both to the private and the public investors. However before any development is carried out on a parcel of land, property rights must first be exercisable over that piece of land. These property rights are defined by the existing land laws of the village, community or nation.

However before any property development is carried out on a parcel of land, property rights must first be exercisable over that piece of land. Access to land will therefore; play a vital role in poverty reduction and enhancing the status of this group of individuals. According to Igwe-Kalu (2011) the word land is so commonly used in everyday life that its meaning is either taken for granted or has been lost in the mesh of its different connotations and or implications. By this the notion that land conveys different meaning to different people, professional and skills.

In the words of Omirin (2012) much attention has been devoted to housing problem but not enough attention is paid to the constraints of accessibility to land which in fact constitutes serious obstacles to real estate property development and housing provision. In a similar vein, Aluko and Amidu (2016) opined that accessibility to land and security of right for the urban poor are fundamental to any strategy for poverty reduction. Besides, despite all

efforts to facilitate equitable access to land at reasonable cost, accessibility to land has still remained a mirage in development of properties. Access to land, and how land is accessed and used, is a fundamental instrument for successful development, both economically and socially (Igwe-Kalu, 2011)

CHAPTER THREE

RESEARCH METHODS

Introduction

This chapter describes the methodological frame work used in attaining the stated aim and the objectives of the study. Thus this chapter looks at the research design, population of the study, Sample and sampling techniques, instrumentation and procedures for data collection, and method of data analysis.

3.1. Research Design

The research design adopted in this study was the survey design. The choice of this research design was predicated to the premise that it utilized survey method to obtain relevant data and it is effective in eliciting responses from large number respondents.

3.2 Population of the Study

The population of the study comprises of all the 26 registered Estate Firms in Benin City as obtained from the NIESV Business Directory (2021). Private Developers and Real Estate Agent were also selected for the study.

Table 1: population of the Study

S/N	Target population	No of Respondents	Sample size	Percentages (%)
1	Registered Estate Firms	26	26	20.8
2	Private Developers	65	54	43.2
3	Real Estate Agents	55	45	36
	Total	146	125	100

Source: Field Survey, 2022

From a population of 26 Registered Estate Firms, 26 make up the sample size which represents 100% of the total population. From a population of 65 Private developers, 54 make

up the sample size which represents 83.1% of the total population. From a population of 55 Real Estate Agents while 45 make up the sample size which represents 81.8% of the total population.

3.3 Sample Size

The sample size consists of the number of the element from which information required in this study is gotten. In view of the fact that the population is manageable, the researcher decided to use the entire population of 125 made up of registered Estate Firms, Private developers and Real Estate Agent for the study. Hence there was no need for sampling.

3.4 Instrumentation/Data Collection Procedure

The instrument that was adopted for the collection of data is questionnaire. A well-structured closed ended questionnaire was designed to elicit information from the respondents. Closed ended questionnaire was adopted for the study because it allows respondents to give detail response to their convenience. To achieve maximum result, the questionnaire was sectioned into A and B. Section A focused on the respondents' personal data while section B will focus on the study objectives. 125 questionnaires will be distributed. Interview was also used as supplementary method of data collection

3.6 Instrument of Data Collection

Descriptive research designs were adopted for this study. This was reflected in the research instrument used for the study. Data for the study were obtained from field survey through structured questionnaire administered to Registered Estate Firms, private developers and Real Estate Agent in the study area using simple random sampling technique. Data collected for the study are primarily categorical data and comprise personal data characteristics of the respondents, their responses on the factors influencing residential land accessibility in Benin City. Questionnaires were administered to the 125 respondents, selected through simple random

sampling technique. Scaled questions on the factors influencing residential land accessibility were structured based on a 5-point Likert Scale (i.e. strongly agree = 5; Agree =4; Undecided = 3; Disagree = 2; strongly disagree = 1).

3.7 Method of Data Analysis

The Descriptive and Inferential statistics was adopted for data analysis. The descriptive statistics will be used mainly for the presentation of population of the study area through frequency table, percentage, mean and charts, while the inferential statistic was adopted for the study objectives.

Table 3.1 Showing the Analytical Tools to be adopted

Objectives	Analytical Tools
To examine the various modes of land accessibility in Benin City	Mean item score (MIS)
To ascertain the various factors that are affecting land accessibility in the study area	Mean item score (MIS)
To assess the relationship between land accessibility and residential property development in the study area	Correlation analysis
To identify the challenges of land accessibility in the study area	Relative Importance Index(RII)

For the purpose of this study, weighted mean score (WMS) is determined as follows:

$$WMS = \frac{5n_5 + 4n_4 + 3n_3 + 2n_2 + 1n_1}{5N} \text{-----(i)}$$

Where n_5 = number of respondent who answered strongly agreed

n_4 =number of respondent who answered agreed

n_3 =number of respondent who answered undecided

n_2 =number of respondent who answered disagreed

n_1 =number of respondent who answered strongly disagreed

CHAPTER FOUR

DATA PRESENTATION AND ANALYSIS

4.1 Data Analysis

This chapter present the data collected with the questionnaire and the presentation of response and interpretation of data obtained. This enabled the researcher to arrive at a reasonable interpretation and discussion in order to make the necessary conclusion and recommendations.

Based on the population of the study, the researcher administered 125 questionnaires to respondents out of which 166 were duly completed and returned representing 92.8% retrieval.

Table 4.1 Respondents Socio Economic Characteristic

Demographic	Frequency	Percentage
Sex		
Male	85	73.3
Female	31	26.7
Total	116	100%
Marital Status		
Single	36	31.0
Married	80	69.0
Total	116	100%
Age of the Respondents		
21-30 years	10	8.6
31-40 years	34	29.3
41 years and above years	72	62.1
Total	116	100%
Professional Qualification		
Real Estate Developers	62	53.4
Civil Servant	39	33.6
Private sector worker	15	12.9
Total	116	100%

Source: Field Survey, 2022

Table 4.1 above examined respondents' socio economic characteristic. 85 respondents representing 73.2% were male while 31 respondents representing 26.7% were female. It is thus clear that males constituted the greatest number of respondents who participated. 36 respondents representing 31.0% were single while 80 respondents representing 69.0% were married. This

shows that majority of the respondents were married. 10 respondents representing 8.6% were within the age bracket of 21-30 years, 34 respondents representing 29.3% were within the age bracket of 31-40 years while 72 respondents representing 62.1% were 41 years and above. It is clear that those within the age bracket of 41 years and above were more among the respondents who participated in this study. 62 respondents representing 53.4% were real estate developers, 39 respondents representing 33.6% are civil servants while 15 respondents representing 12.9% were private sector workers. From the analysis it can be deduced that majority of the respondents were real estate developers.

Table 4.2: Various Modes of Land Accessibility in Benin City

S/N	Various Modes	SA (%)	A (%)	U (%)	D (%)	SD (%)	Mean	Rank
1	Ease of land transaction	72(62.1)	27(23.3)	15(12.9)	2(1.7)	-	4.44	1 st
2	land affordability	51(44.0)	42(36.2)	15(12.9)	8(6.9)	-	4.17	2 nd
3	Land availability	50(43.1)	33(28.4)	28(24.1)	3(2.6)	2(1.7)	4.09	3 rd
4	Tenure security	26(22.4)	36(31.0)	32(27.6)	19(16.4)	3(2.6)	3.54	4 th

Sources: Field Survey 2022

Table 4.2 above presents the various modes of land accessibility in Benin City. Ease of land transaction was ranked 1st with a mean score of 4.44. This was followed by land affordability and land availability with means scores of 4.17 and 09 and ranked 2nd and 3rd respectively. tenure security was the least ranked with a mean score of 3.54.

Table 4.3: Various Factors that were Affecting Land Accessibility in Benin City

S/N	Factors	SA (%)	A (%)	U (%)	D (%)	SD (%)	Mean	Rank
1	Registration process	75(64.7)	20(17.2)	19(16.4)	2(1.7)	-	4.45	1 st
2	Population Growth	59(50.9)	44(37.9)	8(6.9)	1(.9)	4(3.4)	4.32	2 nd
3	Income Level	61(52.6)	39(33.6)	5(4.3)	11(9.5)	-	4.29	3 rd
4	Security of Land Tenure and Title	71(61.2)	16(13.8)	20(17.2)	5(4.3)	4(3.4)	4.25	4 th
5	Inconsistency in government policies	70(60.3)	18(15.5)	16(13.8)	6(5.2)	6(5.2)	4.21	5 th
6	Legal Restrictions	47(40.5)	49(42.2)	13(11.2)	7(6.0)	-	4.17	6 th
7	Types of Ownership	57(49.1)	32(27.6)	17(14.7)	8(6.9)	2 (1.7)	4.16	7 th
8	Demand and supply	44(37.9)	46(39.7)	24(29.7)	2(1.7)	-	4.14	8 th
9	Unnecessary costs	41(35.3)	58(50.0)	10(8.6)	5(4.3)	2 (1.7)	4.13	9 th
10	Land Disputes and Conflicts	55(47.4)	31(26.7)	21(18.1)	7(6.0)	2(1.7)	4.12	10 th
11	Fixity of Land	49(42.2)	41(35.3)	19(16.4)	1(.9)	6(5.2)	4.09	11 th
12	Alienation of Land Owners	44(37.9)	47(40.5)	16(13.8)	9(7.8)	-	4.09	11 th
13	Restriction of Land Owners	42(36.2)	45(38.8)	22(19.0)	7(6.0)	-	4.05	13 th
14	Long wait for getting feedback or reply	42(36.2)	35(30.2)	20(17.2)	17(14.7)	2(1.7)	3.84	14 th

Sources: Field Survey 2022

Table 4.3 above examined the various factors that were affecting land accessibility in Benin City.

Registration process was rated highest with a mean score of 4.75, this was followed by lack of political interest in the scheme; and bureaucratization by government official with means score

of 4.45 and 4.34 and were ranked 2nd and 3rd respectively. While long wait for getting feedback or reply and restriction of land owners were the least ranked with mean score of 3.84 and 4.05 accordingly.

Table 4.4: Relationship between Land Accessibility and Residential Property Development in Benin City

S/N	Relationship	SA (%)	A (%)	U (%)	D (%)	SD (%)	Mean	Rank
1	Land availability determines the number of housing units that can be developed.	62(53.4)	38(32.8)	11(9.5)	5(4.3)	-	4.35	1 st
2	Land accessibility is the basis of housing production	51(44.0)	53(45.7)	6(5.2)	6(5.2)	-	4.28	2 nd
3	Land affordability has an impact on the total housing development cost	45(38.8)	48(41.4)	21(18.1)	2(1.7)	-	4.16	3 rd
4	The ease of transaction determines the timing and cost implication of housing production	51(44.0)	38(32.8)	21(18.1)	6(5.2)	-	4.16	3 rd
5	Land remains a central constraint of increasing the supply of affordable housing	37(31.9)	57(49.1)	17(14.7)	3(2.6)	2(1.7)	4.07	5 th
6	Land supply consequently reduce lands available for housing development which will consequently increase land price and housing rent	36(31.0)	50(43.1)	20(17.2)	8(6.9)	2 (1.7)	3.95	6 th

Sources: Field Survey 2022

Table 4.4 above examined relationship between land accessibility and residential property development in Benin City, land availability determines the number of housing units that can be developed was ranked 1st with mean score of 4.35, followed by land accessibility is the basis of housing production, Land affordability has an impact on the total housing development cost and The ease of transaction determines the timing and cost implication of housing production with means score of 4.28 and 4.16 and were ranked 2nd and 3rd respectively. Land supply consequently reduce lands available for housing development which will consequently increase land price and housing rent and Land remains a central constraint of increasing the supply of affordable housing were the least rated by the respondents having a mean score of 3.95 and 4.07 respectively.

Table 4.5: Challenges of Land Accessibility in Benin City

S/N	Challenges	SA (%)	A (%)	U (%)	D (%)	SD (%)	Mean	Rank
1	Inefficiency of the land administration system.	56(48.3)	46(39.7)	11(9.5)	3(2.6)	-	4.34	1 st
2	Government policies	59(50.9)	44(37.9)	8(6.9)	1(.9)	4(3.4)	4.32	2 nd
3	Finance	61(52.6)	39(33.6)	5(4.3)	11(9.5)	-	4.29	3 rd
4	lack of access to land	71(61.2)	16(13.8)	20(17.2)	5(4.3)	4(3.4)	4.25	4 th
5	Delay in the period of land titling registration	59(50.9)	31(26.7)	17(14.7)	9(7.8)	-	4.21	5 th
6	Cost of registering land	47(40.5)	49(42.2)	13(11.2)	7(6.0)	-	4.17	5 th
7	Exorbitant compensation for land	53(45.7)	40(34.4)	12(10.3)	11(9.5)	-	4.16	7 th
8	bureaucracy in ease of land transaction and registration	56(48.3)	34(29.3)	15(12.9)	9(7.8)	2 (1.7)	4.15	8 th
9	Affordability	57(49.1)	28(24.1)	22(19.0)	9(7.8)	-	4.15	8 th
10	Security	50(43.1)	46(39.1)	9(7.8)	7(6.0)	4(3.4)	4.13	10 th
11	competition with other users	46(39.7)	46(39.7)	16(13.8)	8(6.9)	-	4.12	11 th

12	Land Use Act	48(41.4)	36(31.0)	27(23.3)	3(2.6)	2(1.7)	4.08	12 th
13	Gender discrimination in land accessibility	39(33.6)	56(48.3)	11(9.5)	5(4.3)	5(4.3)	4.03	13 th
14	Multiple sales of the same land to different buyers by land-owning families	37(31.9)	46(39.7)	19(16.4)	12(10.3)	2(1.7)	4.01	14 th
15	Non-existence of reliable database	37(31.9)	50(43.1)	15(12.9)	12(10.3)	2(1.7)	3.93	15 th
16	General lack of registered documents	39(33.6)	47(40.5)	18(15.5)	4(3.4)	8(6.9)	3.91	16 th
17	Unresolved titles	46(39.7)	30(25.9)	20(17.2)	20(17.2)	-	3.88	17 th
18	Government intrusion	40(34.5)	40(34.5)	17(14.7)	15(12.9)	4(3.4)	3.84	18 th
19	Lack of clarity of title	34(29.3)	36(31.0)	39(33.6)	5(4.3)	2(1.7)	3.82	19 th
20	Delay in settling land disputes	25(21.6)	61(52.6)	15(12.9)	13(11.2)	2(1.7)	3.81	20 th

Sources: Field Survey 2022

Table 4.5 above examined challenges of land accessibility in Benin City. Inefficiency of the land administration system was rated highest with a mean score of 4.34, this were followed Government policies; and Finance with means score of 4.32 and 4.29 rating respectively. Delay in settling land disputes and Lack of clarity of title were the least rated by the respondents having a weighted mean score of 3.81 and 3.82 respectively.

4.2 Discussion of Findings

Table 4.1 examined respondents' socio economic characteristic. 73.2% of the respondents were male while 26.7% of the respondents were female. It is thus clear that males constituted the greatest number of respondents who participated. 31.0% of the respondents were single while 69.0% of the respondents were married. This shows that majority of the respondents were married. 8.6% of the respondents were within the age bracket of 21-30 years, 29.3% of the respondents were within the age bracket of 31-40 years while 62.1% of the respondents were 41 years and above. It is clear that those within the age bracket of 41 years and above were more

among the respondents who participated in this study. 53.4% of the respondents were real estate developers, 33.6% of the respondents are civil servants while 12.9% of the respondents were private sector workers. From the analysis it can be deduced that majority of the respondents were real estate developers.

Using descriptive statistical analysis as illustrated in table 4.2 findings revealed that the major modes of land accessibility in Benin City were Ease of land transaction, land affordability, land availability and tenure security.

Using descriptive statistical analysis as illustrated in table 4.3 findings revealed that the major factors affecting land accessibility in Benin City were registration process, lack of political interest in the scheme; and bureaucratization by government official while long wait for getting feedback or reply and restriction of land owners were the least ranked

Using descriptive statistical analysis as illustrated in table 4.2 findings revealed that the major relationship between land accessibility and residential property development in Benin City were land availability determines the number of housing units that can be developed, land accessibility is the basis of housing production, land affordability has an impact on the total housing development cost and the ease of transaction determines the timing and cost implication of housing production while Land supply consequently reduce lands available for housing development which will consequently increase land price and housing rent and Land remains a central constraint of increasing the supply of affordable housing were the least rated.

Using descriptive statistical analysis as illustrated in table 4.2 findings revealed that the main challenges of land accessibility in Benin City were inefficiency of the land administration system, Government policies and Finance while delay in settling land disputes and Lack of clarity of title were the least rated.

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

This chapter focuses attention on the summary and conclusions reached in this research. The conclusions reached are discussed on the basis of analysis and interpretation of data. Based on the result from the analysis recommendations have been constructed

5.1 Summary OF Findings

1. Findings revealed that the major modes of land accessibility in Benin City were ease of land transaction, land affordability, land availability and tenure security.
2. Result also revealed that the major factors affecting land accessibility in Benin City were registration process, lack of political interest in the scheme; and bureaucratization by government official.
3. Study also find out that the major relationship between land accessibility and residential property development in Benin City were land availability determines the number of housing units that can be developed, land accessibility is the basis of housing production and land affordability has an impact on the total housing development cost and the ease of transaction determines the timing and cost implication of housing production
4. Findings also revealed that the main challenges of land accessibility in Benin City were inefficiency of the land administration system, Government policies and Finance.

5.2 Conclusion

Examining the factors influencing residential land accessibility in Benin City, Nigeria has revealed that inconsistency in government policies, population Growth, fixity of land, Income Level road accessibility among others has significant influences. Inconsistency in government policies and land disputes and conflict has the highest significance and lowest significance

influence respectively, on accessing land for residential use in the study area. Road accessibility has the most significance influence. The Government of Edo state should put more effort in ensuring all neighbourhoods and developing areas have good access roads to their properties. This will create opportunities for more developments and jobs. The ministry in charge of land titling should review its methods and ensure that issues such as multiplicity of charges and delay in title issuance are eliminated.

Security of tenure, ease of transaction and affordability are three major land accessibility factors that impede housing provision, availability (scarcity) is the least accessibility factor. It is also found that the extent of joint influence of affordability with other factors on housing provision is not strong. While all the factors are related, it is further observed that the security of tenure, availability and ease of transaction are jointly related to influence housing provision in the Auchi.

5.3 Recommendations

Based on the results of the research work the following recommendations are made:

1. It is important that land administration and governance should be made efficient in Auchi.
2. To ensure a secured tenure on land in order to restore the confidence of market actors, there is a need to unify the parallel operation of land use act and historical customary system.
3. . The stringent land titling procedures should be reviewed and opportunities extended to all the land owners to procure title to their lands free or at a subsidized rate.

4. Finally, Nigeria needs a cadastral survey that maps out the entire sizes of land in the country for record purpose. This will facilitate data availability on land in cities in terms of location and values.

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APPENDIX

Department of Estate Management and Valuation
School of Environmental Studies
Auchi Polytechnic,
Auchi.

Dear Respondents,

I am a student of the above Department and Institution. As requirement for the award of Higher National Diploma (HND) in Estate Management and Valuation. I am conducting a research titled. **“An Evaluation of the Factors Influencing Residential Land Accessibility in Benin City.”**

This research is purely met for academic work and all information provided will be treated with utmost confidentiality. Therefore, I ask for your sincerity and honesty in providing the needed answer as it will be most helpful to complete this research work.

Thank you for your cooperation.

Yours faithfully

Ogirri Emmanuel
Researcher

APPENDIX II

QUESTIONNAIRE

Instruction: Please tick [] in the option you consider correct from the alternative given below and make comment where appropriate.

Section A: Background Information of Respondents

1. **Sex:** Male () Female ()
2. **Marital Status:** Single () Married ()
3. **Age:** 21-30 years () 31-40 years () 41 years and above ()
4. **Professional Qualification:** Real Estate Developers () Civil Servant () Private sector worker ()

The following are the various modes of land accessibility in Benin City. Rate your level of agreement using the Likert scale of 1- 5, where 5= strongly Agree, 4 = Agree, 3= Undecided, 2 = Disagree, 1 =strongly Disagree.

S/N	Various Modes of Land Accessibility in Benin City	5	4	3	2	1
1	Land availability					
2	land affordability					
3	Tenure security					
4	Ease of land transaction					

The following are the Various Factors that are Affecting Land Accessibility in Benin City. Rate your level of agreement using the Likert scale of 1- 5, where 5= Very Effective, 4 = Effective, 3= Moderately Effective, 2 = Ineffective, 1 = Very Ineffective

S/N	Various Factors that are Affecting Land Accessibility in Benin City	5	4	3	2	1
1	Inconsistency in government policies					
2	Population Growth					
3	Fixity of Land					
4	Income Level					
5	Types of Ownership					
6	Legal Restrictions					
7	Registration process					
8	Demand and supply of landed properties					
9	High and unnecessary costs					
10	Long wait for getting feedback or reply					
11	Security of Land Tenure and Title					
12	Alienation of Land Owners					
13	Restriction of Land Owners					
14	Land Disputes and Conflicts					

The following are the relationship between land accessibility and residential property development in Benin City. Rate your level of agreement using the Likert scale of 1- 5, where 5= strongly Agree, 4 = Agree, 3= Undecided, 2 = Disagree, 1 =strongly Disagree.

S/N	Relationship between Land Accessibility and Residential Property Development in Benin City	5	4	3	2	1
1	Land accessibility is the basis of housing production					
2	Land availability determines the number of housing units that can be developed.					
3	Land affordability has an impact on the total housing development cost					
4	The ease of transaction determines the timing and cost implication of housing production					
5	Land supply consequently reduce lands available for housing development which will consequently increase land price and housing rent					
6	Land remains a central constraint of increasing the supply of affordable housing					

The following are the challenges of land accessibility in Benin City. Rate your level of agreement using the Likert scale of 1- 5, where 5= strongly Agree, 4 = Agree, 3= Undecided, 2 = Disagree, 1 =strongly Disagree.

S/N	Challenges of Land Accessibility in Benin City	5	4	3	2	1
1	Inefficiency of the land administration system.					
2	Finance					
3	Government policies					
4	Exorbitant compensation for land					
5	Delay in the period of land titling registration					
6	Cost of registering land					
7	lack of access to land					
8	bureaucracy in ease of land transaction and registration					
9	Affordability					
10	Security					
11	competition with other users					
12	Land Use Act					
13	Gender discrimination in land accessibility					
14	Multiple sales of the same land to different buyers by land-owning families					
15	Non-existence of reliable database					
16	General lack of registered documents					
17	Delay in settling land disputes					
18	Government intrusion					
19	Lack of clarity of title					
20	Unresolved titles disputes.					

