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EVALUATING LAND TITLING AS A TOOL FOR INFRASTRUCTURAL PROVISION IN IBADAN NORTH EAST LGA.

Ajayi M.TA. and Adama J.U
Department of Estate Management, Federal University of Technology,Minna

Abstract
The provision of infrastructural facilities is an economic tool that is expected to spur regional physical development. However, In Nigeria infrastructural facilities where it is provided has not been linked to the increase in physical developement since there is no tool to connect the infrastructure being provided with the change in physical development. This study examines the use of land title which is the docummet required for legal onwership to finance the provision of infrastructure in Ibadan North East Local government of Oyo State. Primary Data were sourced from the residents to ascertain the status of the infrastructure and type of title on the residential property in the study area. The result revealed that while 75.2% of the residence have a right of occupancy, the anova conducted indicated that with a significance level of 0.487 which is more than the accepted level of 0.05, acquisition of title on residential property is not related to the status of Infrastructure in the location of the residential properties in the study area.It was therefore recommended that effort should be made by the local council to harness the economic potential in the documentation of residential property within thier jurisdiction through land titling.

Key words: Infrastructure, Land Titling,Location, Local Government,Residential Property

INTRODUCTION

One veritable parameter of assessment and indicator of status of any spatial, especially urban system is the state of infrastructure (Adebayo, 2006). According to the African Development Bank, infrastructure financing refers to the means of financing the establishment, maintenance, operation and improvement of a country's physical infrastructure systems such as transport, water and other facilities for ensuring clean environment, communications networks and power. Due to the prevailing high poverty level, African countries have continued to experience peculiar hurdles in trying to bridge the infrastructure gap and provide homes for their growing population. However the prevailing economic recession is creating other trends in which governments are shying away from this traditional role.

Aziz (1995), opined that from the financial point of view, government have attempted to decrease involvement in urban infrastructure provision. This is in line with the statement of Gilbert (1992), that the economic recession in developing countries such as Brazil, Mexico, Morocco, the Phillipines and indonasia has influenced urban condition as a whole and infrastructure. Therefore finding and establishing new methods of financing infrastructure is an important current issue (Brighton, 2011). He further opined that among the new methods are impact fees, revolving loan funds, land pooling readjustment technique, borrowing from federal government, contracting out and linkage fees. Ahmed (2001) opnies that Nigeria needed about $15bn annually over the next five to six years to finance its infrastructural deficit and meet up with its Vision 2020 development plans. The foregoing may imply that the banks in the country at present can only make insignificant impact in financing infrastructural projects. The efficiency of any form of human activity system, including an urban area, largely depends on the provision of efficient infrastructural facilities and services (Babarinde, 1998). Hence, the significance of infrastructure in the proper functioning of an urban area cannot be dismissed. It is therefore pertinent to find a solution to the infrastructural deficit that the country is suffering at all tiers of governance. This research seeks to examine the possibility of exploitation of the instrument of securing title for customary interest

which is common place in our urban areas to increase the availability of finance for infrastructure development.

REVIEW OF CONCEPTS

Infrastructure Provision Process

The term infrastructure has attracted a lot of definitions from different authors. Fox (1994) see infrastructure as those services derived from a set of public works traditionally provide by the public sector to enhance private sector production and allow for household consumption. Aziz (1995) opined that 'providing infrastructure is a long process of financing, design, implementation and maintenance. All stakeholders (ie public sector, developers, land owners, agencies and users) are involved in infrastructure provision for new areas. He further posited that the infrastructure problem cannot be solved if it is narrowly viewed. It must be addressed in the larger policy context of national growth strategies, economic development planning, fiscal and monetary policies. Some strategic policies may be decided at the national level by different organization and others at local level. The coordination of small- scale projects may be performed by local municipalities. Such small scale projects include housing, electricity, pipe-born water, drainage, waste disposal, roads, sewage, health, education telecommunications and institutional factors like police station, fire fighting stations, banks and post office. We totally agree that it is simply the engine needed to drive the city.

All cities or municipal government are obliged to provide some infrastructure and services however with some variations in the extent to which they have the sole responsibility , shared responsibility with higher levels of government or supervisory and regulatory role for other service providers including private sector, NGOs providers (Majale,2002). Lack of main infrastructure (like roads, water supply electricity distribution etc) is a very important constraint on urban residential land delivery and development (Sivan, 2002). According to Mabogunje (1993), "the acid test of efficiency in the management of cities is the state of infrastructure provision." McGill(1998) agreed with this view by saying such attest is at the lowest level of impact but is the legitimate first stage of analysis. African cities according to Gilbert (1992) have rapidly been outgrowing their ability to provide adequate services and infrastructure to their population. He further opined that never before have administration been under pressure to improve their performance, rarely have they had fewer resources to do the job. Thus McGill (1998) opines that quite a number of reasons have been adduced for constraints in the provision of infrastructure in urban area. Traditional master plan is one of such constraints, they have been static in nature which results to slow growth of investments in infrastructure.

Dowel and Ellis (2009), argued that the inability of most cities to finance the construction of infrastructure to support development and there are enormous backlogs. Lack of infrastructure in turn constrains the supply of serviced land in urban area. Aziz (1995) argued that a healthy and vibrant infrastructure is essential factor for any development and to the continued prosperity of any nation. Servicing new residential areas has been a major problem in the context of rapid urbanization. He further argued that financing and coordination are problems found in the servicing of new areas.

Urban Infrastructure in Nigeria

Like any other nation in the world, Nigeria has its own stock of urban infrastructure. Included in this stock are electricity, water, roads, communication, drainage, waste disposal, educational facilities, health care facilities recreational facilities, security and fire services. The three tiers of government in Nigeria are often involved in the provision of facilities and services in the major urban centers (Nubi, 2003). Constitutionally, some of the services fall within the statutory function of one tiers of government or another. For instance, the 1989 constitution assigned to city councils, the responsibility for the construction and maintenance of some categories of road, street, drains, installation of street lighting and the provision of refuse disposal services. In practice, however the state government sometimes steps in to complement the efforts of municipal councils particularly in those cities that are state capitals.

Land titling and provision of infrastructure.

The term "land title" has different meanings in different countries, according to (Geoffrey, Alain & Carole, 2007) land titling can be defined as the allocation of real property rights on land, i.e. rights that are opposable to a third party, and can be transferred, inherited land mortgaged. It does not include rights such as permits to occupy and various forms of occupancy right. They opined that land

titling refers to delivery process of real rights to occupants of land or property: squatters on public or private land, occupants in informal commercial land development, personal rights holders (administrative, conditional and revocable permits to occupy), and customary rights holders. Ukaejiofo (2010), defined land titling as the process of providing enforceable legal and secure rights to the possession and use of a given portion of land.

In the view of Ujaejiofor(2010) land titling and registration help to provide reliable inventory of land holdings nationwide. They are not just urban activities but relevant in rural areas too. Addressing rural poverty is as important as addressing urban poverty. The process of titling provides opportunity for cadastration and effective management of rural and urban development. Indigenous rights cannot be adjudicated and mapped easily without precise plot delineation. The concept of using Land Title as a basis for financing infrastructure in terms of location of such infrastructure has been supported by Randinelli (1990) that a growing number of governments in developing countries are attempting to recovers the cost of urban services and infrastructure directly through user changes and indirectly through betterment levies and land readjustment programme. For example he noted that with a valorization tax in Colombia, authorities have been able to finance ward construction and street improvement. A process of land adjustment here refers to a situation whereby land owners based on the title pool their property for service improvement and contribute a sufficient amount land or tax as the case may be to compensate government. Oritz (1999) established the concept on using title to land to finance infrastructure when he noted that when land titles are registered and ownership of land is recognized, there will be many users to charge for maintenance of infrastructure. He also noted that recognizing the use to which a land is put will refrain formation of slum as the recognition will confer economic status rather than allow indiscriminate disposal of land by errant families or community leader. However, Alain (2002) infer that though what is at stake in many cities is the discretionary power of government officials (I) to allocate land and (II) to regularize tenure yet illicit practice and corruption undermine all administration in charge of land management.

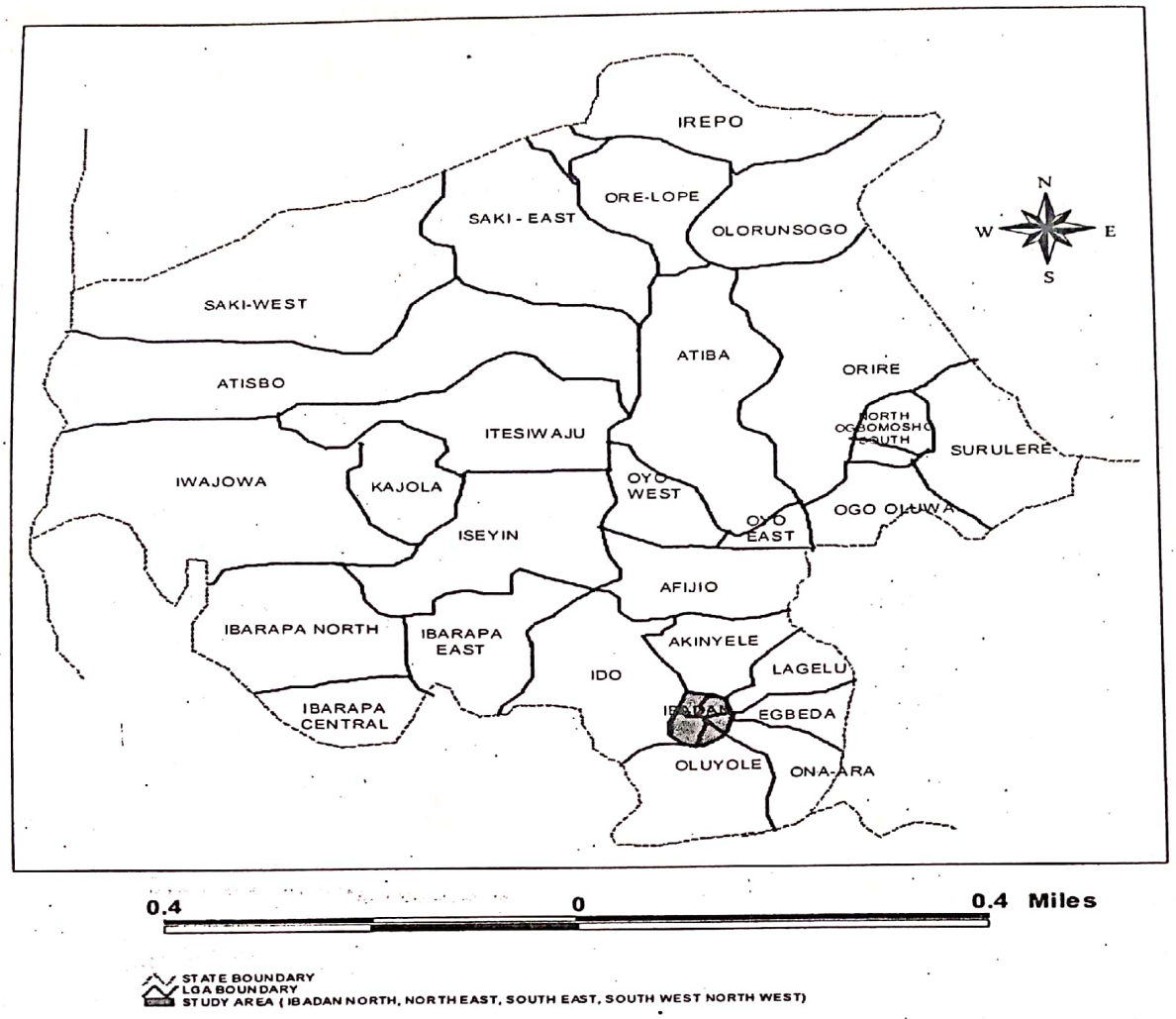
METHODOLOGY

The Study Area

Ibadan Metropolitan area lies between latitude $7^{0}23$ N and longitude $3^{0}56$ E. Its location at the transition zone between the forest and grassland areas of the country guaranteed the first settlers adequate farmlands to farm. The Cocoa House at Dugbe epitomizes the main product of the wider region that Ibadan served during the heydays of cocoa production in Nigeria. In addition, the city lies in between Lagos and Abuja, respectively the commercial, political nerve centres of the country. The property market is well dominated by private individuals who are the major participants in the exchange of properties within Ibadan. The property base in Ibada Ibadan city is a well developed administrative city. It has one of the most developed administrative buildings for various government businesses starting from the State Secretariat, the former Western House of Chief and the House of Assembly all located within the State Secretariat. Being an administrative capital of the Western Region administrative decentralization has dissolved into the local government with Ibadan metropolitan city having five local governments. The location is presented in Figure 1.2 these are:

1. Ibadan South West Local Government Council
2. Ibadan South East Local Government Council
3. Ibadan North Local Government Council
4. Ibadan North – West Local Government
5. Ibadan North East Local Government

As shown in figure 1. Apart from the traditional areas of Ibadan all other areas constitute a major property market as each comprises of both commercial and residential units.



Collection of Data

Primary Data were sourced for the following: Identification and classification of infrastructural facilities in each location. These data were sourced through a detailed questionnaire to residents (owners/occupier) to identify location attributes of the residential properties they reside in. The residence attributes are identified by type of road, drainage type, Availability of street light, nearness to a major commercial landmark, and availability of public services like electricity.

The targeted population are the residents of residential properties in the selected local governments. These are the owners who are responsible for the acquisition of land. Thus in Ibadan North local Government, Bodija Market was chosen as the Landmark and the immediate neighbourhood was selected. The immediate neighbouhood were selected because of its proximity and composition of various social strata of the society. They resident can also be easily sensitized of any change in neighbourhood policy through the market operations. It is expected that the respondents in this case would have spent a minimum of three years in the present location. The resident sample size was 0.0035% of the entire population in the local government. This represent a minimum of 1000 questionnaire to the residents from a population of 303,303. The appropriate method of sampling adopted is Systematic random sampling. This is a probability sampling design. The sampling was based on the division of the selected neighbouhood into ten areas with road access as boundary. Thus a minimum of 1000 (based on the 0.0035% of the resident population of the local governments selected) questionnaires divided into ten equal numbers were distributed to owners of the residential properties along the access road using systematic random sampling of every 10th Property Starting from the access road to the inner part of the area. Same method was repeated within each neighbouhood.

RESULTS

The presentation in table 1 indicate the identification of the infrastructure sustaining the resident of Ibadan North Local government. From the table, eight grades of Infrastructure has been identified by ranking according to the level of the social amenities sustaining the residents. Areas with dual carriage way, coordianted drainage, street light was rank as 1 and classify as Location A (that is Areas with good infrastructure.) Other features that distinguish this location are the distance to commercial activities and a major bus stop.Areas with less features are classify as Location B, C, D, E,F,G and H.Location H is the areas with the no infrastructure. In this area unlike in location A, resident do not have any accessibilty or vehicular passable road and no street like.In this location resident sustainance is not serviced by provision of any social amenities.

The presentation in Table 2 identifies the cumulative population of residents in each location as identified in table 1. The results revealed that 58.19% of the resident in this local government are being sustained by low or poor grades infrastructure.

Table 1: Identification and Classification of Infrastructural Facilities in Ibadan North East Local Government

Distance to the Bus Stop in Metres	*Type of Access Road*	*General Amenities*	*Distance to Commercial Activities in Metres*	*Classification for The Location*	**Ranking of Location**
21 – 100	Foot path	Electri/Wate Open Drainage	0 – 60	H	1
21- 100	Untarred graded Road	Electric PortableWater Open Drainage	0 – 60	C	3
0 – 50	Tarred Linkage	Electric Portable Water Open- Drainage	0 – 60	D	5
0 – 50	Double Lane	Street Light Electri/ Water Open Drainage	0 – 60	B	7
0 – 50	Expressway	Street Light Electri/ Water Open Drainage	0- 60	A	8
21 – 100	Wide untarred Single lane	Electric Individual –Well Open Drainage	21- 80	G	2
21 – 100	UntarredLinkage Road	Electric Individual – Well Open Drainage	21- 80	E	4
41 – 100	Tarred Road	Electric Individual- Well Open Drainage	21- 80	C	6

Table 2: Classification of infrastructure by location and population of residents

Location	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**Total**
Ranking of location	1	2	3	4	5	6	7	8	
Identification of infrastructure	Excel.	Very Good	Good	Fair Good	Fair	Bad	Very Bad	Non	
Population of resident	220	69	33	73	102	160	17	88	762

% of residents in location	29.13%	8.96	4.48	10.08	14.30	20.27	2.27	11.31
Cumulative % of resident in location	100	71.63	62.69	58.19	48.11	33.81	13.54	11.31

In conducting a One Way Analysis of Variance(Univariate) the variables were label in numeric and presented as in Table 3.The grade of Location and the Infrastructure sustaining it was given numeric 1 to 8. This derivation of the ranking is as presented in Table 1. While the Type of Title to Land is given numeric 1 to 4 and presented in Table 3. Table 3 aslo present the total number of the Title holder in the study area. The holders of Statutory Right of Occupancy(State Papers) are 67.59% while resident without any form of papers are 2.61% . This may tend to suggest that there is an above average awareness on the need to possess title most importantly the state papers on the property the reside in.

Table 3: Descriptive Statistics of Variable For the Study

		Value label	N	%
Location of property	1.00	Location A	220	
	2.00	Location B	69	
	3.00	Location C	33	
	4.00	Location D	73	
	5.00	Location E	102	
	6.00	Location F	160	
	7.00	Location G	17	
	8.00	Location H	88	
Type of title on land	1.00	State Papers(C of O)	515	67.59
	2.00	Local Papers (Local Govt R of O)	64	8.40
	3.00	Community Papers	163	21.40
	4.00	No Papers	20	2.61

The presentation in Table 4 gives the distribution of the type of the title in the locations identified above. A prominent feature of the table shows that state paper is the main type of title on Land being held by residents in the area across the location. A major finding from the table indicates that Location G which does not have any infrastructure to sustain the residents is populated by holders of state papers. At this location the title holder could be encourage through land adjustement programme under the livable cities to contribute to the financing of the development of the infrastructure which is not in existence in this location.

However, the levenes Test of Equality of Variance error indicates a significant level at .000 at alhpa level of .05. Therefore we cannot assume homogeneity of variance.The output thus shows that the main effect for location is significant ($p < .05$) so also the main effect for Title is Significant ($p < .05$). In addition, the interaction effect(Location * Title) is not significant ($p > .05$) . That is the acquisition of title is not a function of the type or grade of location in Ibadan North East Local Government presently.

Table 4. Descriptive statistics for the Location and Type of Title on Land
Dependant Variable: Location of Infrastructure

Location of property	Type of title on land	N
Location A	State papers(C of O)	127
	Local papers (local Govt. R of O)	21
	Community Papers	58
	No papers	14
	Total	220
Location B	State papers(C of O)	60
	Local papers (local Govt. R of O)	9
	Total	69
Location C	State papers(C of O)	14
	Community Paper	19

	Total	33
Location D	State papers(C of O)	62
	Local papers (local Govt. R of O)	11
	Total	73
Location E	State papers(C of O)	81
	Local papers (local Govt. R of O)	4
	Community Papers	11
	No papers	6
	Total	102
Location F	State papers(C of O)	124
	Local papers (local Govt. R of O)	16
	Community Papers	20
	Total	160
Location G	State papers(C of O)	17
	Total	17
Location H	State papers(C of O)	30
	Local papers (local Govt. R of O)	3
	Community Papers	55
	Total	88
Total	State papers(C of O)	515
	Local papers (local Govt. R of O)	64
	Community Papers	163
	No papers	20
	Total	762

Table 5: Levenes Test of Equality of Error Variances
Dependent Variable : Location of Infrastructure

F	df1	df2	Sig
5.845	20	741	.000

Test the null hypothesis that the error variance of the dependent variable is equal across groups.

Table 6: Test of Between Subjects Effects
Dependent Variable : Location of Infrastructure

Source	TypeIII sum of squares	Df	Mean square	F	Sig.	Partial eta square	Noncent. Parameter	Observed power[a]
Corrected model	4.522E +010[b]	20	2260931982	2.977	.000	.074	59.546	1.000
Intercept	1.365E+011	1	1.365E+011	179.813	.000	.195	179.813	1.000
Location	1.198E+010	7	1711114455	2.253	.028	.021	15.773	.839
Title	2.322E+010	3	7741481488	10.194	.000	.040	30.583	.999
Location* Title	7204059008	10	720405900.8	.949	.487	.013	9.487	.509
Error	5.627E+011	741	759388980.4					
Total	9.253E+011	762						
Corrected total	6.079E+011	761						

a computed using alpha = .05

b R Squared = .074 (adjusted R Squared = .04

In essence residents seek acquisition of title on their property not because of the type of infrastructure in a location but becasue of other reason not investigated in this study

CONCLUSION AND RECOMMENDATION

The research was able to establish that about 67.59% of properties in Ibadan north local government have certificate of occupancy while about 8.40% of properties in Ibadan north local government area have rights of occupancy. This implies that about 75.99% of total properties in Ibadan north local government area have documentary evidences and are generating revenue for the government but yet are at different states of infrastructure deficiencies. However, about 24.01% of properties in the local government area have no form of records with the government and therefore remained as dead capital. It remains dead capital until appropriately titled and registered. Titling and registration provide suitable records that could assist governments to keep stock of land holdings and to generate revenue. Land is wealth because of its economic, social and legal qualities. It is desired by all both as a social and economic commodity. Land titling and registration are instruments for economic empowerment, poverty alleviation and social security. They are also factors for the social and political stability of a nation. The ultimate aim of our national land reform is to develop appropriate land titling infrastructure to help unlock the wealth in our national land resource. Titling can therefore be a means of harnessing the potential of land resources in Ibadan north local government towards the provision of adequate infrastructure.

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