

A Comparison between Fit-for-Purpose Land Demarcation and Conventional Land Demarcation Practices in Ekiti State, Nigeria

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SUMMARY

Land demarcation plays a crucial role in managing and governing land resources, ensuring secure tenure, and supporting sustainable development. In Ekiti State, Nigeria, where land-related conflicts and challenges persist among communities and individuals, and the extent of registered and unregistered land remains uncertain, the adoption of effective land demarcation practices is essential for facilitating land governance. This paper examines the key differences and implications of fit-for-purpose (FFP) land demarcation practices and conventional land demarcation methods in Ekiti State, Nigeria. It investigates the barriers hindering the wider adoption of the FFP approach for land demarcation, despite its global recognition as a valuable tool for expediting land registration and enhancing tenure security on a large scale. The study conducted observations across rural, peri-urban, and urban areas in Ekiti State to gather perspectives that accurately represent the current landscape of land demarcation practices in the state. A comparison of existing land demarcation methods was carried out, evaluating the processes and outcomes based on factors such as time, cost, and accuracy. The effectiveness of fit-for-purpose approaches in expediting land registration was assessed using a 5-point Likert scale that considered flexibility, inclusivity, participatory nature, affordability, reliability, attainability, and upgradeability. Both qualitative and quantitative data collection methods were employed to discern the differences between the approaches. Interviews were conducted with key stakeholders, including government officials, community leaders, surveyors, land administrators, and land users, to gain insights into land demarcation practices in the state. Additionally, an analysis of relevant documents, including land laws, policies, and land administration records, was conducted to understand the adoption of fit-for-purpose land demarcation approaches and their potential to accelerate land registration in Ekiti State. In conclusion, this article recommends a fundamental shift in land demarcation practices to bolster land governance for sustainable development in Ekiti State, Nigeria. It also recommends improvement to the legal and institutional frameworks of land administration.

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