

Towards Improved Land Registration Practices in Lagos State, Nigeria; Land-Allied Professionals' Perspectives

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SUMMARY

The need for effective land registration system cannot be overemphasized because of the various benefits that it offers such as its propensity to promote good governance and contribute to poverty alleviation. However, there exists the need to improve the land registration system in some developing countries, like Nigeria, due to the apparent lack of effective land registration system. Recent studies on land registration have emphasized the need to employ user-oriented approach when improving land registration system in a country to ensure that it meets effectively and efficiently the specific needs of each country. Bearing this in mind, this study examines the users' perspectives of the challenges and the needs that exist for the improvement of land registration system in Lagos State, Nigeria. Data was collected using a survey instrument targeted to land-allied professionals that operate within the study area, and have first-hand experience with the Lagos State land registry. The data was gathered during the period of June and July 2019. A thematic analysis of the data was performed to identify major themes relevant to achieving the aim of this study. Several interesting results emerged from the analysis, which underscore the relevance of user's consultation to improving land registration system. The results suggest that the challenges of effective land registration system in the study area include incompetence and corrupt practises among land registry staff, procedures and lengthy processing time taken to process land registration and the challenge posed by change in government policy. Concerning ways to improve the efficiency of the land registration system, our results indicate that there is need to employ competent professionals and regularly train the registry staffs on quality service delivery, and use of appropriate modern technology and improved facilities. Flexible government policy to ease land registration and adequate funding should be directed towards improvement of the land registry. The results emanating from this study suggest feasible ways to improve land registration system. These results have significant implication for promoting a land registration system that meets effectively and efficiently the needs of Lagos State, the entire Nigerian States, and other emerging African economies.

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