# DEBACLE TO CONFIGURATION OF FIT-FOR-PURPOSE MODEL AS A TOOL FOR RESPONSIVE LAND GOVERNANCE SYSTEM IN NIGERIA

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## ABSTRACT

*Evolving realities that are being heralded through the importation, adaptation and adoption of practices of other climes in virtually all our doings in Nigeria as a country, without giving so much of commensurate cognisance to peculiarities, tendencies and circumstances of Nigeria and Nigerians have continued to plague the country's development in all ramifications, especially but not limited to its land administration system. The unfolding dramas made it a necessity to devise what is believed to be at the salvaging realm of addressing evil associated with copied land administration ideologies, practices, policies and models by Nigeria and that is called fit-for-purpose model It is thus the crux of this research to ascertain such debacles and assess the extent of their adversities upon Nigeria's land governance system, especially in the areas of delivery and accessibility of land. As a research of quantitative type, barrage of bases which are intricate to the undercurrents that are affecting the fit-for-purpose land governance, were coined into 12 adversity-revealing constructs: greed, wieldy structure, technical capacity, class mentality, budgetary incidence, finance, corruption, vested interest, job loss instinct, non-inclusiveness, frameworks and shifted authority, which were thereafter explored in producing 75 copies of 5point-Likert scaled questionnaire, which were administered with the use of purposive and convenience data collection techniques among independent land consultants, various categories of land users and developers, veterans of the land administrators and regulators and land-mandated NGOs within the southwest Nigeria, out of which 61 copies were collected, translating to distribution-retrieval rate of 81.33%, and 56 copies were valid, which was the basis upon which the analysis was conducted, using percentile, multiple regression, exploratory factor analyses and mean item score, so as to establish and gauge the extent by which configuration of land governance model of fit-for-purpose was being debacled and thus resultantly impacted upon land delivery and accessibility in Nigeria. With an impressive factor loading value of 0.8546, together with good item mean score of 0.839 Bartlett's Test of Sphericity output at $p < 0.05$ and 0.893 for average Cronbach alpha values for the totality of the 24 description measurement factor statements, the results show among other things that greed and finance are the strongest and weakest debacles respectively that prevent the configuration of fit-for-purpose model of land governance and thus resultantly impact upon land and accessibility in Nigeria. The research concluded that, the present scenario stands the promise of continuing in the tempo with which it was being found, unless a very elegant and enduring strategy of fit-for-purpose which is home-gown and bottom-up kind*

*of configuration that has a very great positive impact[s] on land governance performance is implemented, thus recommends among other things, that government and all stakeholders to rise against the soaring level of greed that is intrinsic in the minds of every citizen especially those involved in the discharge of governmental responsibilities, as abuse of office which is driven by endless wantonness need to be fully doused down as well as its numerous effects are addressed.*

**KEYWORDS:** ***Debacle, Non-configuration, Fit-for-Purpose, Responsive Land Governance, Nigeria.***

## 1.0 INTRODUCTION AND BACKGROUND RATIONALE

The present strategies to rendering of land administration and regulation services flaunt a not-so-large worldwide presence, especially, this is evidenced by the slightly above one-quarter of the global demographics that have access to formal land arrangement, thus makes them the limited few that can boast of stable and steady land rights. The majority of these are the poor and the most vulnerable in society and without any level of security of tenure they constantly live in threat of eviction [Furuholt *et al*, 2015]. For instance, overseas-domiciled investment owners often acquire large expansive land via globally-collateralised approach which seldom comes with moderate costs, though this is always being arranged around the less privileged in the society, with little traces of involvement of middle-income; but unfortunately this scenario had led to the loss of land by so many indigenous people [Zevenbergen *et al*, 2015].

Further to the above, is the fact that such instabilities allows a very considerable unpredictable situations among citizens and institutions which thus affects their capacities so badly and impinges so much on socio-economic development. The pressure to change and provide more appropriate and efficient land administration services and strengthen security of tenure is growing within global political circles, even on the global bodies' agenda since 2013, leading to planned changes in land indicators as earlier enshrined in the Millennium Development Goals [Ashaolu and Akinbola, 2019]. The ability of the current land administration paradigm to quickly scale up to engage the excluded 75 percent of the world's population is impossible. It is time to rethink how land rights are recorded and managed.

Thence, it becomes most important to approach the above ugly situation through a menu of home-grown, bottom-up strategy that is people-led and pro-poor in design and orientation, this is being addressed as fit-for-purpose land administration system, which is meant to remove clogs in the pathways of land administration services, especially in less properly governed economies across the globe. It is undoubted that the fit-for-purpose strategy of land governance requires the deployment of traditional, high accuracy, expensive land surveying and geo-informatics equipment and techniques to record land rights. However, the adoption of 'spatially-it-for-purpose' and the 'continuum-of-continuums' concepts will introduce flexibility and fundamentally change how land professionals record land rights [Enemark *et al*, 2014].

Also, it comes across as a very disturbing situation to observe that, much as there are efforts at incubating a number of strategies at addressing issues associated with sleepy land governance system, especially as it borders on timely delivery by appropriate government agencies and enlarged accessibility of land to array of needy citizens across several socio-economic divides. It then stands to reason that queries such as: What are those debacles that besetting the installation and operationalisation of fit-for-purpose model of land governance?, To what extent have these debacles impacted upon efforts at improving upon land governance system?, In what ways can these debacles be addressed s as to strengthen the land governance system?. Therefore, this current research effort provides a comprehensive overview of the 'fit-for-purpose' approach by providing answers to some of the questions raised above., as well as achieving the main aim and objectives of this study, that assisted in affirming the fact that there truly are in existence some undertones that are against the configuration of fit-for-purpose as a model to salvage the sleepy land governance system in Nigeria, thereby making it more responsive, this is the rationale behind the incubation of this study.

## 2.0 LITERATURE REVIEW

It is extremely important to stress that setting the land governance system within the context of and global land policy agenda, together with describing how to build fit-for-purpose land administration systems, recognising the benefits of implementing the approach, identifying the potential constraints and barriers for its adoption, highlighting the associated opportunities for land professionals and finally describing the capacity building required to achieve widespread adoption and secure tenure for all, are indeed onerous tasks that require uncommon resilience [Gao, 2014]. It is thus sad to note that inspite of the beauties inherent in this model and its potential in revolutionise Nigeria's land administration in delivering land and make it more accessible in the most cost-effective way, there are countless challenges which are debacles that are making it so difficult to configure and implement the fit-for-purpose model for Nigeria's land administration [Akinbola, 2021]. A country's legal and institutional framework must be revised to apply the elements of the fit-for-purpose approach. This means that the fit-for-purpose approach must be enshrined in law and that the information be made accessible to all users.

Also of importance is to acknowledge the fact that a fit-for-purpose approach will ensure that appropriate land administration systems are built within a relatively short time frame and affordable costs, as the systems allow for incremental updating and upgrading. This approach will facilitate economic growth, social equity and environmental sustainability to be better supported, pursued and achieved. There is an urgent need to build cost-effective and sustainable systems which identify the way land is occupied and used and accordingly provide for secure land rights. Whenever there is need to consider those much desired resources and needed capacities that are required to develop system of land governance that is tailored towards fit-for-purpose strategy, especially in the less developed countries, then what readily come to quick reckoning are maturity, sophistication, as well as optimal outcome, though much as they appear to be seamlessly attainable in developed countries it is imperative to stress that they may be wrongly taken to be the end target, nevertheless, it does happen, as experiences have shown that they are being come across as entry point as well.

Furthermore, it then stands to reason that, in an effort towards techno-scientific assessment of the fit-for-purpose model of land governance system, with its associated selection of alternatives among businesses, it is most important to be guided by the overall requirements for continued survival of the society, now and in the future, so as to evolve an approach that keeps strengthening itself as years and eras roll by. Also, land governance system is a menu that is comprised of such important aspects as institutions, laws, rules / regulations and processes by which land, property and natural resources are managed. Without prevarication, it is undeniable to aver that strong land governance system requires a cocktail of menus with operational phases and legal regulatory frameworks to consistently execute policies within a jurisdictional influence, in a way that is adjudged sustainable. Land governance systems allow for an admixture of architecture for execution of management of land, as well as strategies and regulations, which are in in support of sustainable development [Zavadskas *et al*, 2008].

Additionally, it is important to state that fit-for-purpose means that the system of land governance, which is particularly being bottomlined by framework of spatio-georeferenced mechanism, which helps to drive management and monitoring of land matters on a contemporary basis as they apply to each country or region, as against the practice that considers issues from the perspectives of more sophisticated and technically-impracticable set of rules and requirements [Gillingham and Buckle, 2014]. Thence, it will not be out of place to posit that statutory roles of land administration, as mentioned earlier, may of course contextualise them from varying perspectives of conditionalities that must be fulfilled in terms of timeliness, correctness, cost-effectiveness, etc, which of course always vary based on the prisms of land use density and spatio-temporal dimensions of the land and society within where it is situated. It is as well most important to emphasise that, land tenure security is not in particular attaching so much of unattainable conditionalities to itself while putting forth efforts to acquire land, rather it prioritises land identification in terms of the connection between objects and other features on land, as well as rights that are intrinsic therein, which may be legal and social, which tower far above the not-so-important requirements of accuracy of surveys of physical objects as practised on some land matters [Potel, 2014].

Moreover, it must be stated that the accuracy required for the purpose of planning and management of the use of land also varies considerably for different kinds of rural land uses versus the higher density of built up urban areas, and the same is the case for valuation and taxation of high value building sites versus marginally used rural areas. Such a flexible approach to building land administration systems also relates to the legal and institutional frameworks [Akinbola *et al*, 2020]. Economic growth in Sub-Sahara Africa is considerable with a rate of above 5 percent per year for more than a decade. Projections by the World Bank, indicate that this will continue for the years ahead while the global economy will grow at only 2.5 percent (and only about 1 percent in Western economies). So Africa is expected to grow twice as fast as the global economy [Yilmaz, Çağdaş and Demir, 2015]. However, Sub-Sahara Africa is still mostly poor and has been unable to translate its recent robust growth into rapid poverty reduction. Compared to other less developed regions, Sub-Sahara Africa has generally been left behind and is struggling with issues such as insecurity of tenure,

informal settlements and urban slums, landownership inequalities and landlessness, and degrading of natural resources. These facts indicate that poor land governance, including the manner in which land rights are defined and administered, may well be the root of the problem [Drexhage and Murphy, 2010].

However, despite these interventions progress is limited, and will remain restricted, due to the lack of comprehensive information on the evidence of land rights and associated security of tenure. Although policy frameworks and guidelines are essential for good land governance, the real bottleneck is in how land professionals capture and maintain evidence of land rights [Akinbola *et al*, 2018]. Current solutions are not scalable, even with new emerging generations of technology solutions, and will never realistically deliver security of tenure to the remaining 75 percent of the world's population in appropriate timeframes. This current security of tenure vacuum restricts access to formal land markets, severely limits engagement with economic development and is increasingly generating social instability through land disputes and land grabbing [De Zeeuw and Lemmen, 2015]. Without access to land and security of tenure, the poor and the disadvantaged will remain trapped in poverty. This fit-for-purpose approach being proposed here offers land professionals the opportunity to make a significant improvement in global land issues.

Hence, it is not out of place to aver that fit-for-purpose land governance system is a realistic, participatory approach that is scalable and could make a noticeable difference in the intermediate timeframe, though it is a potentially controversial paradigm shift for all stakeholders, especially land administration and regulation officials and all involved professionals in the land supply and demand spectra, hence, it will not come as a surprise that copious departure, which is a transition from what people were used to, will be greeted with stiffest resistance that is squarely calculated at frustrating the lofty initiative [Owen *et al*, 2015]. Therefore, for such unfortunate rejection to be taken care of, there is every need for parole and politicking among other crises management strategies, which are geared at providing platform for the take-off and seamless thriving of the new normal which is being brought by the fit-for-purpose into land governance system, though acceptance could be slow, especially at the beginning, which then underscores the relevance of such steps, such as vibrant campaign through advocacy for the imminent change [Gonzalez and De Cuyper, 2013].

## 3.0 MATERIALS AND METHODS

The clear x-tray of all the steps that were taken which birthed empirical actions that culminated to the series of methodological foundations, around which all the efforts that follow in this aspect of the research, are being driven and are thus captured for further and more thorough explications, which are therefore classified as the main titles and sub-titles for deeper and broader comprehension, viz:

### 3.1 Research Setting, Survey Instruments and Sampling Techniques

The spatial morphology within where the empiricism of this inquiry was carried out, is Nigeria's southwestern Nigeria, with six states of Lagos, Ogun, Oyo, Osun, Ondo and Ekiti being categorised thereunder. The geopolitical zone was

selected due to several bases, some of which are ever soaring land-demanding development activities, zone of hyper-speedy socio-economic progressive events, sophisticated mentality, highly complicated system of living, engulfing thirst for continual relevance, spontaneity about everything, to mention but a few, among which has justified the bases for requiring a bespoke, carefully evolved and peculiarity-wired mechanism which is set forth to address ever-occurring challenges of land availability, affordability, accessibility and delivery, with which responsiveness and reactiveness in land governance would have solved, among others. Hence, the diagram below captures further, the setting, within which the research areas are located, for clearer comprehension, which is thus being displayed in figure 1 as follows:

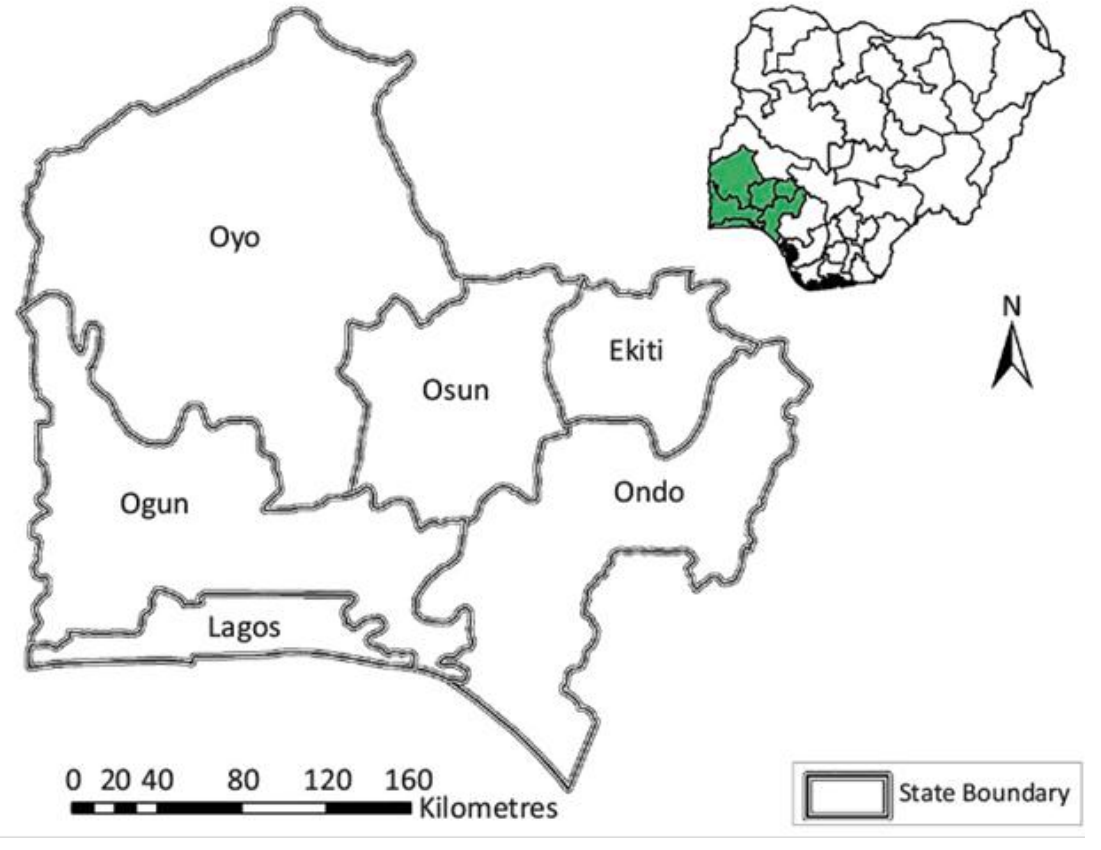


Figure 1: Map of Nigeria showing the setting for the case-study and the study areas of the research.

It is important to state that based on a couple of factors such as integrity, bravery, forthrightness, patriotism, trustworthiness, to mention but a few were the bases upon a total number of 162 individuals were considered, which cross-sectionally cut through all important pockets of duly certified targets that are meant to respond to the kind of research queries with which the main objectives of this study stands to be realized, thus capturing in a most achievable balanced form, those of the relevant independent land consultants, various categories of land users and developers, veterans of the land administrators and regulators' agencies of government and land-mandated NGOs within the southwest Nigeria, that are categorised to make up of the sample space, out of which 109 are eligible for the sample frame, upon which 75 were finally selected for which distribution of 5-point Likert scaled questionnaire through purposive and convenience sampling techniques, with each of the questionnaires consisting of 24 issue-capturing items of queries, which are quotient factor statements that are coined to reflect upon all inherent issues and place them to perspectives via 12 measuring constructs, which are being deployed as criteria for total comprehension and complete assessment of the issues of the research, out of which 61 copies were collected, translating to distribution-retrieval rate of 81.33%, and 56 copies were valid, which was the basis upon which the analysis was conducted, using percentile, multiple regression, exploratory factor analyses and mean item score, so as to establish and gauge the extent by which configuration of land governance model of fit-for-purpose was being debacled and thus resultantly impacted upon land delivery and accessibility in Nigeria.

## 3.2 Analyses of Data and Interpretation of Results

### 3.2.1 Analyses of Data

Basically, analyses were conducted based on the series of data that were collected and screened, which became elegant after their validity. There was deployment of version 20 of the SPSS packages, through which the required gauging of the 24 quotient factor statements which were scripted and situated under the twelve research constructs that were evolved, with a view to assessing the impacts of the debacles to the configuration of fit-for-purpose model of land governance system on the delivery and accessibility of lands in Nigeria. Essentially, the statistical exercises were brought to the fore, with a view to establishing the Varimax rotation scales for principal components, as they are required basics which are cherished for the evolvement of quotients that are required for the inherent factor analysis of the study, It is however important to say that the generation of heralded averages for the birthing of percentages was previously conducted through percentile tool for all the associated responses that are meant to answer the involved research queries on the 5-point Likert scale. This was done, so as to appreciate the extent to which concerned individuals agree or disagree with the issues of debacling the configuration of fit-for-purpose model to land governance system and especially its several adversity on the delivery and accessibility of land on the one hand and the society at large, this are what bottom-line the rationale behind the conduction of this study.

Furthermore, assessment of internal consistency was carried out and this culminated to the values of Cronbach alpha, which were explored to affirm the

respective values that are corresponding in breadth and scope in respect of the 24 items of quotient factor statements. Along similar vein, other analyses that are considered to be equally important and relevant were conducted with the deployment of the mean item score was carried out, so as to assess the extent of the degree of impacts that are being proportionately made to be experienced by each of the 12 constructs, so as to rightly contextualise the extent by which all sorts of individuals are impacted by the effects which debacling of configuration of fit-for-purpose model of land governance system has brought to the fore, especially in respect of delivery and accessibility of land for various classes of socio-economic developments in Nigeria. Hence, it is important to state that maintaining the ethics of thresholds as requirements within which stipulated values that must be observed are stated, which is in the regions of ratio 9 to 1 at lowest for the factor quotients, which in this current research has been established by having 12 items, with 11:1 as the ratio of the factors, a stipulated requirement that was posited by Real *et al* [2006].

Therefore, the table 1 that follows herewith clarifies and ventilates the post-screened responses of the stakeholders, that are noted to be valid after they were being sieved from the retrieved questionnaires and were thus submitted to analyses, with the application of ***averages*** upon the responses from the two determinant quotient factor statements of each of the 12 measuring constructs, with a view to generating relevant inferences that are non-bias, empirically strong and convincing from the data that are displayed on the table 1, viz:

**Table 1: Analyses of the Collected and Tested Survey Data Using Percentiles, Multiple Regression, Exploratory Factor Analyses and the Mean Item Score**

| S/N | Constructs and Quotient Factor Statements Evolved for Debacles to Fit-for-Purpose Model. | Responses From Formal Land Agencies' Officials, Practising Land Consultants, Array of Land Developers and Relevant Land Mandated NGOs. | | | | | Measurement Scaling of the Responses on the Determinant Quotient Factor Statements | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | SD | D | U | A | SA | Factor Loading | Cronbach Alpha | Mean Score | Rank |
| **1.** | **Greed** | | | | | | | | | |
| a | Self-centrically wired mental and physical prisms as well as exhibiting of the behaviours of extreme *self-firstism* are clearly debacling the configuration of fit-for-purpose model of land governance system which resultantly bring adversity to delivery and accessibility of lands. | 4 (7.14%) | 6 (10.71%) | 3 (5.36%) | 28 (50.00%) | 15 (26.79%) | 0.8546 | 0.935 | 0.893 | 1st |

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|---|---|---|---|---|---|---|---|---|---|---|
| b | Consuming selfishness beclouds the mental compass and contaminates the humanity and erodes the normal collectivism expected of land officials' system and thus debacle the configuration of fit-for-purpose model of land governance which resultantly drags delivery and accessibility of lands. | 5 (8.93%) | 5 (8.93%) | 2 (3.57%) | 30 (53.57%) | 14 (25%) | 0.8569 | | | |
| | **$C_1QFS_1^{avPFLCM}$ =** | **8.04%** | **9.82%** | **4.47%** | **51.79%** | **25.90%** | **0.8558** | | | |
| **2** | **Wieldy Structure** | | | | | | | | | |
| a | Conflicting organogramic arrangements make it extremely difficult for the configuration of fit-for-purpose model of land governance system and thus stagnates land delivery and accessibility immensely. | 3 (5.36%) | 4 (7.14%) | 3 (5.36%) | 27 (48.21%) | 19 (33.93%) | 0.7891 | 0.788 | 0.897 | **10th** |
| b. | Unclear hierarchical components are debacling the implementation of fit-for-purpose model of land governance system and thus poses adversity of greater magnitude on the delivery and accessibility of lands. | 3 (5.36%) | 5 (8.93%) | 3 (5.36%) | 29 (51.79%) | 16 (28.57%) | 0.7689 | | | |
| | **$C_2QFS_2^{avPFLCM}$ =** | **5.36%** | **8.04%** | **5.36%** | **50.00%** | **31.25%** | **0.7790** | | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| **3.** | **Technical Capacity** | | | | | | | | | |
| a. | Know-how which is central to incubating and implementing any initiative debacles the configuration of the fit-for-purpose model of land governance system due to inadequacy and thus hampers the delivery and accessibility of land. | 5 (8.93%) | 7 (12.50%) | 2 (3.57%) | 25 (44.64%) | 17 (30.36%) | 0.8796 | 0.889 | 0.852 | 3rd |
| b. | Savviness that is required to drive the installation and implementation of fit-for-purpose model of land governance system is almost existent and thus subjects land delivery and accessibility to despair. | 4 (7.14%) | 5 (8.93%) | 3 (5.36%) | 28 (50.00%) | 16 (28.57%) | 0.8815 | | | |
| | **$C_3QFS_3^{avPFLCM}$ =** | **8.04%** | **10.72%** | **4.47%** | **47.32%** | **29.47%** | **0.8806** | | | |
| **4.** | **Class Mentality** | | | | | | | | | |
| a. | Materialism and high affinity for amassing it creates segregationalistic tendencies which overshadows collective goodness and thus prevents configuration of land governance model of fit-for-purpose and resultantly lead to stiffening structure with poor delivery and accessibility outcomes from land agencies. | 3 (5.36%) | 5 (8.93%) | 4 (7.14%) | 30 (53.57%) | 14 (25.00%) | 0.8213 | 0.874 | 0.859 | 5th |

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|---|---|---|---|---|---|---|---|---|---|---|
| b. | Culture of caucalisation of all supposedly official activities overblows the categorisationalism among government land MDAs and thus clogs the expected ease that should greet the configuration of fit-for-purpose model of land governance and thus resultantly affects so immensely its ability to optimally deliver lands for addressing accessibility question. | 4 (7.14%) | 6 (10.71%) | 3 (5.36%) | 26 (46.43%) | 17 (30.36%) | 0.7899 | | | |
| | **$C_4QFS_4^{avPFLCM}$ =** | **6.25%** | **9.82%** | **6.25%** | **50.00%** | **27.68%** | **0.8056** | | | |
| **5.** | **Budgetary Incidence** | | | | | | | | | |
| a. | Government's overly dependence on land as a source of income brews non-challance towards proper funding of the fit-for-purpose land governance model and thus resultantly erodes expected strong internal dynamics among the actors, which resultantly affects the strength of delivery and accessibility of lands. | 4 (7.14%) | 6 (10.71%) | 3 (5.36%) | 28 (50.00%) | 15 (26.79%) | 0.8352 | 0.869 | 0.897 | 6th |

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|---|---|---|---|---|---|---|---|---|---|---|
| b. | Adequate financing is a function of availability of financial resources, government's failure to get a more committed and / or special financial vehicle to truly drive the fit-for-purpose land governance model, thus makes them financially starving and that resultantly warps the land delivery and accessibility pathways. | 3 (5.36%) | 5 (8.93%) | 4 (7.14%) | 31 (55.36%) | 13 (23.21%) | 0.8164 | | | |
| | **$C_5QFS_5^{avPFLCM}$ =** | **6.25%** | **9.82%** | **6.25%** | **52.68%** | **25.00%** | **0.8258** | | | |
| **6.** | **Finance** | | | | | | | | | |
| a.. | Inherently-wired fund starving top conspiracy against the voting of statutory cost of expenditure debacles the realising of the configuration of fit-for-purpose model of land governance system and resultantly impacts delivery and accessibility of land adversely. | 5 (8.93%) | 4 (7.14%) | 3 (5.36%) | 30 (53.57%) | 14 (25.00%) | 0.7582 | 0.769 | 0.895 | 12th |
| b. | Deliberate cash-flow unfavourable regimes that are calculated at wilfully frustrating the configuration of fit-for-purpose model of land governance is a great debacle that immensely affects land delivery and accessibility. | 4 (7.14%) | 6 (10.71%) | 3 (5.36%) | 28 (50.00%) | 15 (26.79%) | 0.8132 | | | |
| | **$C_6QFS_6^{avPFLCM}$ =** | **8.04%** | **8.93%** | **5.36%** | **51.79%** | **25.90%** | **0.7857** | | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| **7.** | **Corruption** | | | | | | | | | |
| a. | Fraudulent activities both intentional and otherwise are more than of great immensity in adversity strength and thus frustrates the configuration of fit-for-purpose model of land governance system and resultantly impacts negatively delivery and accessibility of lands. | 4 (7.14%) | 7 (12.50%) | 4 (7.14%) | 26 (46.43%) | 15 (26.79%) | 0.8372 | 0.785 | 0.873 | 11th |
| b | Official and unofficial illicit deals and associated adversity that goes with are of great debacling strength and thus delete efforts of configuring fit-for-purpose model of land governance system which ultimately impacts on the delivery and accessibility of lands. | 3 (5.36%) | 8 (14.29%) | 3 (5.36%) | 28 (50.00%) | 14 (25.00%) | 0.7958 | | | |
| | **$C_7QFS_7^{avPFLCM}$ =** | **6.25%** | **13.40%** | **6.25%** | **48.22%** | **25.90%** | **0.8165** | | | |
| **8.** | **Vested Interest** | | | | | | | | | |
| a. | Inherently-laced motives of wanting the sustenance of the present imbalance dynamics of goings-on debacles configuration of fit-for-purpose model of land governance system and thus impacts upon delivery and accessibility of land. | 3 (5.36%) | 5 (8.93%) | 2 (3.57%) | 29 (51.79%) | 17 (30.36%) | 0.8548 | 0.852 | 0.798 | 7th |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| b. | Lopsidedness and multiplicity in the dynamics of land markets gang upon and nullify the efforts of configuring the fit-for-purpose model of land governance system which thus resultantly impacts negatively upon delivery and accessibility of lands.. | 5 (8.93%) | 6 (10.71%) | 4 (7.14%) | 26 (46.43%) | 15 (26.79%) | 0.9163 | | | |
| | **$C_8QFS_8^{avPFLCM}$ =** | **7.15%** | **9.82%** | **5.36%** | **49.11%** | **28.58%** | **0.8856** | | | |
| **9.** | **Job Loss Instinct** | | | | | | | | | |
| a. | Unemployment rate in the country heightens the dreadful feelings towards future joblessness that can arise from fit-for-purpose model for land governance system if configured and hence frustrates the implementation, which continues to drowning the delivery and accessibility of lands in Nigeria. | 3 (5.36%) | 5 (8.93%) | 3 (5.36%) | 29 (51.79%) | 16 (28.57%) | 0.7893 | 0.796 | 0.879 | 9th |
| b. | Grippling fear of possible incapacitation due to heralded complexity of needs and technical requirements associated with configuration of fit-for-purpose model of land governance system frustrates its introduction of it at all and thus resultantly affects the delivery and accessibility of lands in Nigeria. | 4 (7.14%) | 6 (10.71%) | 3 (5.36%) | 30 (53.57%) | 13 (23.21%) | 0.8172 | | | |
| | **$C_9QFS_9^{avPFLCM}$ =** | **6.25%** | **9.82%** | **5.36%** | **52.68%** | **25.89%** | **0.8033** | | | |

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|---|---|---|---|---|---|---|---|---|---|---|
| **10.** | **Non-Inclusiveness** | | | | | | | | | |
| a. | Absence of strong synergy among divisions, units and departments of existing land agencies makes it hard to configure fit-for-purpose model of land governance system and resultantly clogs the delivery and accessibility of lands in Nigeria. | 3 (5.36%) | 5 (8.93%) | 3 (5.36%) | 31 (55.36%) | 14 (25.00%) | 0.9175 | 0.929 | 0.961 | 2nd |
| b. | Inconsequential unforthcoming and weak intra-corporate admiralty among sections and divisions of current organogram of land agencies is part of the debacles being experienced by configuration of fit-for-purpose model of land governance system and thus resultantly affects the delivery and accessibility of lands in Nigeria. | 4 (7.14%) | 4 (7.14%) | 2 (3.58%) | 28 (50.00%) | 18 (32.14%) | 0.8926 | | | |
| | **$C_{10}QFS_{10}^{avPFLCM}$ =** | **6.25%** | **8.04%** | **4.47%** | **52.68%** | **28.57%** | **0.9051** | | | |
| 11 | **Frameworks** | | | | | | | | | |
| a | Spatial frameworks that are required for an enduring initiative such as the fit-for-purpose model of land governance is though currently available but very weak for now, which debacles the configuration of it in Nigeria and thus of great adversity to the delivery and accessibility of lands in Nigeria. | 8 (14.29%) | 6 (10.71%) | 3 (5.36%) | 26 (46.43%) | 13 (23.21%) | 0.8192 | 0.837 | 0.938 | 8th |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| b | Sustainably-institutionalised framework is though in existence but of lesser-than-required vitality to drive fit-for-purpose model of land governance and thus debacles the initiative and resultantly places a great effects on the delivery and accessibility of lands Nigeria. | 4 (7.14%) | 5 (8.93%) | 2 (3.57%) | 30 (53.57%) | 15 (26.79%) | 0.9159 | | | |
| | **$C_{11}QFS_{11}^{avPFLCM}$ =** | **4.17%** | **9.37%** | **4.17%** | **50.00%** | **25.00%** | **0.8676** | | | |
| 12 | **Shifted Authority** | | | | | | | | | |
| a | Associated with excessive greed is the resolve by political class to perpetuate its complete grip of the land resource and profiteering from it and thereby frustrates the configuration of fit-for-purpose model of land governance system which ultimately places greater adversity on land delivery and accessibility. | 4 (7.14%) | 6 (10.71%) | 2 (3.57%) | 30 (53.57%) | 14 (25.00%) | 0.8396 | 0.885 | 0.782 | 4th |
| b | Deep seated fear of losing the wicked control as well as self-serving intentions of those in whose hands lies the administration of land commonwealth are debacling the configuration of fit-for-purpose model of land governance system and resultantly subjects the delivery and accessibility of lands in Nigeria to immense adversity. | 5 (8.93%) | 4 (7.14%) | 3 (5.36%) | 29 (51.79%) | 15 (26.79%) | 0.7986 | | | |
| | **$C_{12}QFS_{12}^{avPFLCM}$ =** | **8.04%** | **8.93%** | **4.47%** | **52.68%** | **25.90%** | **0.8191** | | | |

**Source: Outcomes of Authors' Field Work, 2021.**

### 3.2.2 Interpretation of Results and Summary of Findings

The table 1 above sufficiently encapsulates and as well shows the details of the responses from various cadres of respondents and stakeholders, as sieved from the field data and they were subsequently analysed with the employment of the statistical tools that was being stated above. The outcomes which are the outputs of the results from the empirical undertakings birthed what are subsequently reported hereunder, which are the interpretations of all the 12 Constructs and their associated 24 quotient factor statements that serve as parameters, against which the effects arising from the debacles being faced by the configuration of fit-for-purpose land governance system has on land delivery and accessibility, together with how they are being assessed and subjected to solutions in addressing them, viz:

1. Responses to the first construct [Greed] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by immense challenging situation associated with attitude of wantonness of the key stakeholders especially and this affects so seriously its degree of responsiveness as desired, which is being displayed, with 29 of the 56 total respondents, translating to 51.79% averagely agreeing and 14 of the 56 total respondents, translating to 25.90% strongly agreeing averagely, with just 4 of the 56 total respondents, translating to 8.04% strongly disagreeing averagely, as well as average factor loading of 0.8558 and Cronbach alpha value of 0.889, as well as mean item score of 0.893 to the two determinant quotient factor statements, which puts this construct as the **first** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.
2. Responses to the second construct [Wieldy Structure] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by skewed and unbalanced organogrammic arrangement around which statutory functional roles were configured which thus makes it cumbersome in absorbing so seamlessly a novel strategy of fit-for-purpose in addressing multi-dimensional issues that engulfed previous land governance approaches and this affects so seriously its degree of responsiveness as desired, which is being displayed, with 28 of the 56 total respondents, translating to 50.00% averagely agreeing and 17 of the 56 total respondents, translating to 31.25% strongly agreeing averagely, with just 3 of the 56 total respondents, translating to 5.36% strongly disagreeing averagely, as well as average factor loading of 0.7790 and Cronbach alpha value of 0.788, as well as mean item score of 0.897 to the two determinant quotient factor statements, which puts this construct as the **tenth** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.
3. Responses to the third construct [Technical Capacity] show that configuration of fit-for-

purpose model as a tool for Nigeria's land governance system is debacled by insufficiency of technical know-how and cutting edge wizardry that are meant to truly drive a world class yet peculiarity-esteemed initiative such as this to deliver expected enviable outcomes that are attuned to address land delivery and accessibility, which is being displayed, with 26 of the 56 total respondents, translating to 47.32% averagely agreeing and 16 of the 56 total respondents, translating to 29.47% strongly agreeing averagely, with just 4 of the 56 total respondents, translating to 8.04% strongly disagreeing averagely, as well as average factor loading of 0.8806 and Cronbach alpha value of 0.935, as well as mean item score of 0.852 to the two determinant quotient factor statements, which puts this construct as the **third** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

4. Responses to the fourth construct [Class Mentality] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by meanness and unbridled relevance, as well underserved superiority attached to being exclusive by those that are seen as stakeholders in whose domain lies the stewardship of land as commonwealth, even to the extent of carelessly allowing it to affect mandates reposed in them the citizens in the delivery and accessibility of lands, which is being displayed, with 28 of the 56 total respondents, translating to 50.00% averagely agreeing and 15 of the 56 total respondents, translating to 27.68% strongly agreeing averagely, with just 3 of the 56 total respondents, translating to 6.25% strongly disagreeing averagely, as well as average factor loading of 0.8056 and Cronbach alpha value of 0.874, as well as mean item score of 0.859 to the two determinant quotient factor statements, which puts this construct as the fifth most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

5. Responses to the fifth construct [Budgetary Incidence] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by government overdependence and hyper-expectation of source of revenue from land agencies to finance governmental responsibilities and thus robs the land administration organs the appropriate sufficient fund to execute this innovative strategy towards improved delivery and accessibility of lands, which is being displayed, with 29 of the 56 total respondents, translating to 52.68% averagely agreeing and 14 of the 56 total respondents, translating to 25.00% strongly agreeing averagely, with just 3 of the 56 total respondents, translating to 6.25% strongly disagreeing averagely, as well as average factor loading of 0.8258 and Cronbach alpha value of 0.869, as well as mean item score of 0.897 to the two determinant quotient factor statements, which puts this construct as the **sixth** most determining debacle that prevents the

configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

6. Responses to the sixth construct [Finance] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by deliberate starving of appropriate land agencies of government saddled with land administration the much needed fund to install and implement an initiative such as this, thus tells so much on land delivery and accessibility, which are the main mandates reposed in them as an institution created by constitution, which is being displayed, with 29 of the 56 total respondents, translating to 51.79% averagely agreeing and 14 of the 56 total respondents, translating to 25.00% strongly agreeing averagely, with just 4 of the 56 total respondents, translating to 8.04% strongly disagreeing averagely, as well as average factor loading of 0.7857 and Cronbach alpha value of 0.769, as well as mean item score of 0.895 to the two determinant quotient factor statements, which puts this construct as the **twelfth** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.
7. Responses to the sixth construct [Corruption] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by some sorts of institutionalisation of fraudulent and perpetration of shady culture into the superintending of statutory duties to citizens as appropriate land agencies of government saddled with land administration to drive the smooth initiation of an initiative such as this, thus tells so much on land delivery and accessibility, which is being displayed, with 27 of the 56 total respondents, translating to 48.22% averagely agreeing and 14 of the 56 total respondents, translating to 25.90% strongly agreeing averagely, with just 3 of the 56 total respondents, translating to 6.25% strongly disagreeing averagely, as well as average factor loading of 0.8165 and Cronbach alpha value of 0.785, as well as mean item score of 0.873 to the two determinant quotient factor statements, which puts this construct as the **eleventh** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.
8. Responses to the sixth construct [Vested Interest] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by acts that are implicitly harbouring wantonness and stylishly favouring disproportionate apportionment of commonwealth and are geared towards ganging against the kicking off stage that a very important initiative such as the one under this research requires, thus leading to land delivery and accessibility issues, which is being displayed, with 27 of the 56 total respondents, translating to 49.11% averagely agreeing and 16 of the 56 total respondents, translating to 28.58% strongly agreeing averagely, with just 4 of the

56 total respondents, translating to 7.15% strongly disagreeing averagely, as well as average factor loading of 0.8856 and Cronbach alpha value of 0.852, as well as mean item score of 0.798 to the two determinant quotient factor statements, which puts this construct as the **seventh** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

9. Responses to the ninth construct [Job Loss Instinct] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by acts that are implicitly harbouring wantonness and stylishly favouring disproportionate apportionment of commonwealth and are geared towards ganging against the kicking off stage that a very important initiative such as the one under this research requires, thus leading to land delivery and accessibility issues, which is being displayed, with 29 of the 56 total respondents, translating to 52.68% averagely agreeing and 14 of the 56 total respondents, translating to 25.89% strongly agreeing averagely, with just 3 of the 56 total respondents, translating to 6.25% strongly disagreeing averagely, as well as average factor loading of 0.8033 and Cronbach alpha value of 0.796, as well as mean item score of 0.879 to the two determinant quotient factor statements, which puts this construct as the **ninth** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

10. Responses to the tenth construct [Non-inclusiveness] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by absence of desirable level of intra-collaborative stamina among and across several departments and divisions within land agencies which thus burgeon into clog that frustrates the commencement of an all-important mechanism such as this, which thus impacts so much on land delivery and accessibility, which is being displayed, with 29 of the 56 total respondents, translating to 52.68% averagely agreeing and 16 of the 56 total respondents, translating to 28.57% strongly agreeing averagely, with just 3 of the 56 total respondents, translating to 6.25% strongly disagreeing averagely, as well as average factor loading of 0.9051 and Cronbach alpha value of 0.929, as well as mean item score of 0.961 to the two determinant quotient factor statements, which puts this construct as the **second** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

11. Responses to the eleventh construct [Frameworks] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by absence of globally-entwining and all-weather real-time compliant spectra of spatial, legal and institutional dimensions that are germane to offering of enabling platform that is most

needed for a lofty initiative such as this, as well necessary for thriving operationalising of it after having fully implemented, all thus culminate to its less-enduring capacity to rise above the challenges of land delivery and accessibility, which is being displayed, with 28 of the 56 total respondents, translating to 50.00% averagely agreeing and 14 of the 56 total respondents, translating to 25.00% strongly agreeing averagely, with just 6 of the 56 total respondents, translating to 10.72% strongly disagreeing averagely, as well as average factor loading of 0.8676 and Cronbach alpha value of 0.837, as well as mean item score of 0.978 to the two determinant quotient factor statements, which puts this construct as the **eighth** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

12. Responses to the twelfth construct [Shifted Authority] show that configuration of fit-for-purpose model as a tool for Nigeria's land governance system is debacled by deliberately frustrating the implementation of every necessary mechanism that is required to drive it, simply due to unbridled penchance to continue to have a firm grip of the totality of the common resource of the entire citizenry by the political class with a niche to sustain their lopsided means of wealth mopping and personal aggrandizement with concomitant effect on land delivery and accessibility, which are the main mandates reposed in them as an institution created by constitution, which is being displayed, with 29 of the 56 total respondents, translating to 52.68% averagely agreeing and 14 of the 56 total respondents, translating to 25.90% strongly agreeing averagely, with just 4 of the 56 total respondents, translating to 8.04% strongly disagreeing averagely, as well as average factor loading of 0.7857 and Cronbach alpha value of 0.769, as well as mean item score of 0.895 to the two determinant quotient factor statements, which puts this construct as the **fourth** most determining debacle that prevents the configuration of fit-for-purpose model as a tool of land governance system which resultantly affects its responsiveness to the delivery and accessibility of land to all array of stakeholders in Nigeria.

## 4.0 CONCLUSIONS

Without any prevarication, it hereby noted, that the present state things, especially as it borders on land governance system in Nigeria, in terms of its lower-than-globally acceptable benchmark as it relates to performance and relevance to the society, this study has shown copiously that the present scenario stands the promise of continuing in the tempo with which it was being found, unless a very elegant and enduring strategy of fit-for-purpose which is home-gown and bottom-up kind of configuration will have a very great positive impact[s] on its performance. However, it is unfortunate that the installation and implementation, as well as operationalisation of the fit-for-purpose strategy is being made to be so difficult due to some of the reasons that were studied upon, which render the land governance system to remain as it is today, with a lot of adversities therefrom, which continue to frustrate the delivery and accessibility of land in Nigeria. Be that as it may, it is most important to

stress that, as quite damning as the adversity being meted out to land governance system in particular, as well as the real estate sector in general, most contingently in terms of constricting the delivery and accessibility of land, which is especially caused as result of non-implementation of the fit-for-purpose model of land administration, it is most heart-warming to state that holistic commitments from all stakeholders are ongoing and shall rescue the system at last from the present quagmire it is enmeshed in. Therefore, some of the following under-listed recommendations are meant to supply succour to some of the findings which are highlighted above, as part of the efforts to address the challenges that were studied through this research, viz:

1. There is every pressing need for government and all stakeholders to rise against the soaring level of greed that is intrinsic in the minds of every citizen especially those involved in the discharge of governmental responsibilities, as abuse of office which is driven by endless wantonness need to be fully doused down as well as its numerous effects are addressed.
2. It is of most significance to rework and reconfigure the present ill-structured land administration system in a way that allows for fairness and justice, as well as inculcate the value of teamwork and spirit of synergy into both the workforce and the entire collective existence, so as to brew the needed strength and share wisdom and knowledge that are necessary to drive any novel initiative to beneficial maturity.
3. Knowledge as they say, is power it is thus important that versatility and technical capacity that required for the implementation of a novel initiative be birthed and supported by all stakeholders, especially government, so as to improve the architecture of know-how that will make the investment in this new initiative worth the while.
4. All stakeholders, especially those that are involved in the discharge of governmental responsibilities are better re-oriented to begin to see and acknowledge that the existence of superiority of one set or clique of people is more than that of the others, so much that it makes them to begin to rationalise evil machinations casted toward frustrating a mechanism such as the one to align land delivery and accessibility to that of global standard.
5. Outright redirection of the minds of government away from her ways and deeds for usually over-expecting her source of getting fund for financing of public responsibilities from land related undertakings, thus over-burden land agencies and sniffling them to near-death and mst worrisome is the overall impact of making land extremely hard to be delivered and hence warps accessibility.
6. It is most imperative that measures are evolved without further delay in birthing a means stemming the rising profile of corruption everywhere within the civil service, so as to curtail the possibility of swindling of government's voted fund for the actualisation and full implementation of this initiative.
7. By default, the fit-for-purpose model of land governance is of greater requirement for pro-people in orientation and focus, hence the present design and workings of land administration agencies in a top-down manner should be configured to breathe the spirit of

people-centeredness in itself, lest the initiative fails from ab-initio.

8. It is as deeply instructive to aver that every noble step is made to douse in the spirit of government and governmental drivers to the unending feelings and jiltery ruminations in their respective subconscious, that the implementation of a lofty initiative such as fit-for-purpose land governance model will take away their grip in terms of authority they once wield and perhaps the relevance they once had, hence makes them be uncooperative to the commencement of the model.

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