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IMPACT OF LAND GOVERNANCE ON SUSTAINABLE CITIES & COMMUNITIES: A CASE STUDY OF STATE LANDS OYO STATE

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ABSTRACT

The study examines the impact of land management activities of the Ministry of Lands, Housing and Urban Development (MLHUD) on sustainable state lands (GRAs) in Oyo State. Officers of the relevant departments were sampled through Organized Focus Group Discussion (FDGs). The data sourced include identification of the state lands in Oyo State, the various management activities of the Ministry and associated management problems. A-point Likert scale was used to scale the perceptions of the respondents and analyzed with both descriptive and inferential statistics. Two hypotheses were formulated and tested with chi-square at 0.05 level of significance. Results indicate that effective land governance significantly influences urban sustainability, facilitating better resource allocation and conflict reduction. However, issues such as high costs of obtaining land titles and inadequate public awareness hinder progress. Recommendations include streamlining bureaucratic processes, enhancing training for staff, and improving public education on land management. The findings underscore the necessity for targeted reforms to advance sustainable urban development in Oyo State.

Keywords: land governance, sustainable cities and communities.

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1.1 Introduction and Statement of the Problem

Globally, millions of people, communities and business lack clear, secure rights to the land resources and property they use, occupy and depend for individual livelihood and community stability RRI 2015, USAID 2016, Rick de Satge 2022, World Bank 2019. For instance, nomads, pastorialist, certain subsistence farmers and city dwellers have property rights defined by tradition that do not necessarily give them a clear defined rights to the land they se (UIA 2021).

Without land title, land holders do not have the means of protecting their rights to the land from competing claims of others. Freudenberger 2016 estimated that over 2 billion people all over the world access land through customary land tenure and the risk include, poverty, disputes, marginalization of the vulnerable among others. This is because they lack legal title to prove as prescribed by law that they are indeed the owners of the land and thereby possession of the right to embark on formal transactions for the purpose of investment (Freudenberger 2022, USAID 2021). Unclear and secure right to land is prone to conflict and violence which discourages investment and development (World Bank 2019). For instance, in Indonesia, Borneo villagers who have lived in the forest for generations lack the resources or the institutional knowledge of land governance (Masuda et al 2022). Consequently, 16000 square miles of rainforest have been lost which account for 20% of deforestation in impacted areas (Gavean et al 2017).

In Sub-Saharan Africa particularly Nigeria and Ethiopia the co-existence of different legal systems often referred to as legal pluralism often create conflicts and inconsistences in Land governance that cause land tenure insecurity and limit women access to land (ECK 2014, Tanamaha 2008).

Where land is not properly governed, it leads to global land grabbing (Kuruiki 2017, Regassa 2018). For instance, government of Kenya embarked on public-private partnership (PPP) with foreign investors and grabbed land for agricultural concession, this is because of the fear of food security when it was estimated that the planet will have 4.1 billion people in the year 2050 and in order to be able to cater for this population, it was estimated that there is need to increase agricultural productivity by 70% (Kuruiki 2017). Consequently, Galula Lulalu food security project in Kenya was established and it covers about 1.2 million acres of land which was provided by Kenya government and related infrastructure while foreign investors set up factories to process the product (Kuruiki et al 2017). Another global aspect of land grabbing is the diversion of land resources to meet the aggressive global energy demand. For instance, in Tana river, Delta area, Bedford bio-fuel, a Canadian incorporated multinational company has acquired 160,000 hectares for cultivating bio-fuel crops including Jetropha Cureas cultivation (KUruiki et al 2017). Consequently, the communities who derived their livelihood is these areas for over 150 years have been forced out of their habitat without any compensation as a result of poor land governance which brought insecurity. Poor land government also lead to misuse of land resources, land degradation, deforestation and bio-diversity loss (Kuruiki et al 2017). For instance, poor land governance was suggested to have

contributed to slashing and burning of peat forest as a result of conflict which in just 1 year is estimated to have contributed to poor air quality which lead to 100,000 pre mature death in Indonesia, Malaysia and Singapore (Lustgasten 2018).

Likewise, there are frequent land conflicts in various parts of Nigeria as a result of poor land governance. For instance, in the middle belt region, National Radio (NIS) reported a vicious circle of retaliatory attack between permanent farming communities and the nomadic pastoralist Fulani which has persisted for years and the primary cause as suggested stems form dispute over access and ownership of land, right over water and pastures which resulted in over 3,600 people been killed between January 2016 and October 2018 (Amensty International 2018).

Boundary land dispute in Ikot Idaha and Osuk Ediene communities in Ikono local government area of Akwa Ibom state has led to discord, hatred and disssonce over several years in the past. (Ukpong-Umo, Udobia & Agwu 2019). This happened as a result of poor mapping documentation and others.

Low level of land governance and documentation coupled with customary tenure regime in Africa are embodied in the continent colonial history (Byamugisha 2023, Prindex 2021). During colonial rule in Africa the major colonial power did not launch major national programme of land governance except where large-scale expropriation of land for white settlements (GRAS) ad commercial plantation was undertaken, for instance, in Kenya, Zimbabwe, South and North Africa (Byamugisha 2023).

Global response to land governance and its attendant tenure insecurity are found in government's efforts through various land reform policies, programmes and frameworks. This effort include the need to strengthen tenure security which features prominently in the Sustainable Development Goals (SDGs). For instance UN indicator 1.4.2 is to monitor the security of land tenure and property rights by countries during sustainable development goals until 2030 (Rick De Satge 2023). Global Land Tool Network (GLTS), International Fund for Agricultural Development (IFAD), path to scale among others are the ambitions to create increasing land tenure security through the support of International and Aides agencies and bi-lateral Organizations (Holland, Masuda & Robinson 2022). In addition to these, frameworks are put in place to assist land governance these include, the New Urban Agenda (NUA), the voluntary guidelines on the responsible governance of tenure of land fisheries and forest in the context of National Food Security (VGGT), the framework and guidelines on Land Policy in Africa (F & G) and the guiding principles on Large Scale Land-Based Investment in Africa (LSLBI) (Un Habitat 2017). However, these international framework dealing with land governance are all voluntary in nature and the framework do not provide significant, Funds & Information on what exactly needs to be done by whom and when and therefore needs to be reviewed (Un Habitat 2017). Another problem with the framework is that there is lack of strategy on capacity development and monitoring is a major challenge (UN Habitat 2017).

Nigeria land governance system has devolved over the years as classified into pre-colonial, colonial and post-colonial. The pre-colonial land governance in Nigeria is based on

the customary land tenure system of land holding indigenous to Nigeria (Smith 1999). The evolution of this system and the various principle regulating same exhibit the historical credentials rooted in the custom and tradition of the different ethnic groupings in Nigeria over a period of time. The principles regulating land governance are broadly uniform throughout the country but vary in their details as a result of ethno-cultural differences (Smith 1999). The basic rule under customary law is that lands belong to the villages, community or families with the Chief, Emir or headman of the community as the manager or trustee holding the land in trust for the use of the whole villages, community or family (Diadem 2015). Family property arises by act of the parties. Parties who by their own act create family property by way of first settlement, consequent purchase or absolute gift of land (Smith 1999, Utuama 1989, Diadem 2015). Family property may arise where a family through their ancestors was the first to settle (first settlement) on a virgin land and exercised acts of ownership over sufficient length, of time numerous and positive enough to warrant inference of exclusive owner (Utuama 1989, Diadem 2015). Under customary land tenure system the right to inherit land was the major form of social security. There were no formal documentary records of titles to land. (Ukaejiofor 2016). At best traditional monuments and other prominent natural land marks set the boundaries. Land inheritance in the south is through patrilineage, women were not allow to inherit land except through their sons (Ukaejiofor 2010). There is disparities in women's access to land. For instance, in Nigeria only 8.3% of women report having access to sole ownership of land compared to 34.3 for men (Gaddis Lahoti and Li 2018).

The concept of inalienability in customary land tenure inhibit investment and development (Hull, Babalola & whittal 2019). Also, collective ownership (family property) has inner limitations that are primarily recognized in the property right school as Scott Gordson (1954) said "Everybody is no body's property because it will result in the tragedy of the commons" (Hardin 1968). There were selfish interest in land allocation to family members, majority of land holdings in Nigeria are still governed by customary tenure system this does not support investment & development rather it leads to poverty dispute & marginalization of the vulnerable (World Bank 2019, Frenderberger 2022).

Land governance under the colonial was regulated by the colonial authorities. They stated the legislations during this period to include the treaty of cession (1861), land proclamation ordinance (1900), land and native right Act (1916), public land acquisition (1917), state land Act (1947). The colonial legislations were meant to take property rights out of the reach of community leaders (Diadem 2015). For instance, in 1900 the land proclamation ordinance granted by Lord Lugard regarded the principles of native land and custom and stipulated that the title to land can only be acquired through the high commissioner.

Thus, while the state land law of the southern regions applied only to state lands, the land tenure laws of 1962 applied to all land in the Northern region (Native land). The major differences between the laws in the South and North was the fact that Freehold was possible in the south while only leasehold applied in the North. The laws in the North extinguished the existing traditional land right system without taking into account the culture and tradition of

the people. The minister responsible for land matters controls, holds and allocate land to natives of northern Nigeria. This implies that non-natives except for the approval of the minister will not have access to land. During the post-colonial regime this law was repealed and Land Use Act (LUA) of 1978 was promulgated. This Act stipulates that all land within the territory of every state belong to the governor holding same in trust for the public (LUA 1978). It changed the land tenure system by unifying the various land laws in force in different part of the country. Also, vests control over urban land on the Governor and rural land on Local Government to grant customary right of Occuancy in accordance with customary law. It explicitly allow for the application of customary norms (Behr et al 2023). However, the LUA is beclouded with bureaucratic bottlenecks, high cost of registration long registration procedures and inconsistent policy regimes which impede the development of land market in Nigeria (World Bank 2011). Therefore, the LUA has failed to achieve some of its objectives. The rural poor and the vulnerable are those mostly affected. Also, the implementation as interpret by Government Authorities has led to an inconsistent system in which abuses to land tenure security are rife (Sarah copit 2 Staple ton et al 2022).

Land governance aims to deliver efficient land market to support socio-economic development, land patterns must therefore be implemented in such a way that there is no overlaps, conflicts, contradictions and inertia in allocation of lands (Ukaejiofor 2010).

While an increasing body of literature is emerging on land governance and sustainable development, there has been little rigorous documentations and analysis on impact of land governance on sustainable community and cities and in particular the state lands (GRAS). This is the gap in knowledge this study stands to bridge.

1.2 Aim and Objectives

The aim of this study is to assess the impact of land governance on sustainable cities and communities. A case study of state lands, Oyo State Nigeria.

Objectives: The objectives are to:

i. identify the various land under the management and control of state government
ii. examine the various management activities of the MLHUD (Ministry of Lands Housing and Urban Development) in relation of state lands.
iii. investigate the management problem associated with each activity and
iv. profer policy recommendation for improved management on state lands.

HYPOTHESES

1. The Management activities of the MLHUD do not significantly impact sustainable cities and communities in the study area.
2. There is no significant management problem associated with the management activities of the MLHUD.

2.0 Literature Review

This section thematically reviewed relevant concepts

2.1 The concept of Land Governance

Land governance concerns the roles, process, structures through which decisions are made about access to land and its use, the manner in which the decisions are implemented and enforced and the way that competing interests in land are managed (FAO/Un Habitat 2009). Lnd and the way it is accessed used and controlled is a key element of sustainable social, economic development, peace and stability and the realization of human rights (UN Habitat 2017).

Land governance and the way land can be accessed, used and controlled plays a central role in the realization of key objectives and each of these development objectives requires a specific set of land governance activities (Un Habitat 2017).

Land governance aims to deliver efficient land market to support socio-economic development. Land use patterns must therefore be implemented in such a way that there is no overlaps, conflicts contradictions and inertia in allocation (Ukaejiofor 2010). It is a management system that would entrench process, transparency and improve security of title to ensure social stability. For good land governance to exist in both theory and practice, citizens must be enabled to participate in meaningful ways in decision-making process about their rights to their land holdings. A good land governance infrastructure offers a dependable tenural system, transparency processes and procedures for preparing title document, availability of cadastre maps, availability of inventory and access to land records among others (Ukaejiofor 2010).

2.0 Sustainable Cities & Communities

Sustainable cities and communities require a mixture of built up space and open space, green areas, areas for transport land for residential, commercial and industrial use (UN Habitat 2017). Sustainable cities should not heat up too much, they should allow rain water to enter into the ground water, ensure sufficient but not too much air circulation etc. All these land uses need to be defined and realized. Sustainable cities are inclusive: these means that all segment of the society should have access to adequate housing, infrastructure and services (Un Habitat 2017). Sustainable cities and communities grow based on planned, city extension, keeping the ratio of land consumption, rate to population growth, low land use planning with zoning of special areas for low-cost housing. According to SDG II sustainable cities and communities make cities and human settlements inclusive, safe resillient and sustainable. Also, framework that highlight the contribution of land governance to sustainable cities and communities include NUA (13) a, VGGT (Un Habitat 2017).

3.0 Research Methodology

3.1 The Study Area

The study ardea covers the state lands which is referred to as the GRAs. The 1917 township ordinance No 29 which was an amendment of the 1863 ordinance was passed and it covered the whole country. It dealt with delineation of township and Urban District, controlled of offensive trade and regulation of construction of buildings, streets and bridges. An important

element of the township ordinance was its emphases on guidelines for physical layouts of towns with respect to land use. It legalized the separation of Europeans from African residential areas (Ogbazi 1992). The area occupied by the European were designated the Government Reserved Areas (GRA). These GRAs are referred to as the state lands. These land include other lands that have been acquired and gazette by the state government for the purpose of the public interest and directly under the control and supervision of the MLHUD. In Oyo State, the following were categorized under state lands:

1. Agodi GRA
2. Iyaganku GRA
3. Jericho GRA
4. Onireke GRA
5. Commercial link Reservation Scheme (Industrial)
6. Alalubosa GRA
7. Alesinloye GRA
8. Ring Road GRA
9. Ijokodo/Sango Educational Zone
10. Ahmed Usman GRA
11. Oyo GRA, Shaki, Iganna and Ogbomoso
12. Aerodrome GRA
13. Lere Adigun GRA
14. Kolapo Ishola GRA
15. Gedu GRA
16. Idi Isin/Elenusonso GRA
17. Samonda Educational Zone
18. Lagos Road Industrial GRA among others

3.2 Types and Sources of Data

Primary data were collected through Focus Group Discussion (FDGs) semi structured interview guides were prepared to elicit quantitative data from the officers of the Ministry on their perceptions to address objectives (i), (ii) and (iii).

Secondary data were retrieved from records, publications, files in the Ministry and the internet.

3.3 Sampling Technique and Sample Size

Purposive sampling technique was adopted for the study. The reason was to address the officers in the relevant departments that are concerned with land administrative such as Land Use Charge Department, Land Service Department, Land Management Department, Survey Department, Planning Research and Statistics among others.

One (2) participant was selected from each department and the researcher distributed the interview guide to the participants. In-depth interview and Organized Focus Group Discussion (FGD) were held with the participants. 5 sessions with 10 participants in each session of

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Organized Group Discussion were conducted with Directors of Lands, Land Use Charge and others in attendance. In all 50 questionnaires were administered and all (100%) were retrieved for final analysis.

3.4 Method of Data Analysis

The primary data (perceptions of the participants) with regards to the management functions of the Ministry and associated problems in the study area were analyzed using descriptive statistics (mean and standard deviation). A 4 point likert scale was used in scaling the response of the participants. The respondents were generalized to agree to items on the interview guide, the formulated hypotheses were tested with chi-square.

3.5 Result and Discussions

This deals with the analysis of the raw data collected through Focus Group Discussion. This section presents empirical data starting from the responses of the participants with regards to the impacts of governance activities and associated problem in Oyo State. The result of the analysis were tabulated as shown in table 3.5.1 and 3.5.2 below:

Hypothesis 1: Land governance activities of the MLHUD has no significant impact on sustainable cities and communities in Oyo State.

Table 3.5.1 Chi-Square Analysis Showing the Impact of Land Management Activities on sustainable Cities and Communities

S/N	Items	SD	D	A	SA	Row total	Chi-square (χ^2) test with *p*-value
	Land acquisition and layout for the use of the public is done by MLHUD			11 (22.0%)	39 (78.0%)	50 (100.0%)	15.680 (0.000)***
	Plot allocation to interested applicants is carried out			25 (50.0%)	25 (50.0%)	50 (100.0%)	0.000 (1.000)
	Issuance of certificate of occupancy or building lease to applicants			-	50 (100.0%)	50(100.0%)	-
	Building plan approval for the applicants			38(76.0%)	12(24.0%)	50(100.0%)	13.520 (0.000)***
	Rent revision in accordance with the pervading rate			25(50.0%)	25(50.0%)	50(100.0%)	0.000 (1.000)
	Forfeiture of plots to minimize breach of covenants			-	50(100.0%)	50(100.0%)	-
	New GRAs are created to meet the demand of the people			-	50(100.0%)	50(100.0%)	-
	The Ministry undertakes the determination of value for the purpose of subsequent transactions on GRA			-	50(100.0%)	50(100.0%)	-
	The Ministry provide the necessary (data0 information on land matter			-	50(100.0%)	50(100.0%)	-

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	Land use planning with zoning of areas for residential, commercial and industrial			30(60.0%)	20(40.0%)	50(100.0%)	2.000(0.157)
	Keeping of records of all state lands			-	50(100.0%)	50(100.0%)	-
	Processing of application for C of O			-	50	50(100.0%)	-
	Research on land use and allocation land acquisition, compensation and others			39(78.0%)	11(22.0%)	50(100.0%)	15.680(0.000)***
	Release of fund for the use of all departments for the management of state lands			-	50(100.0%)	50(100.0%)	-
	Reduces land conflicts and enhances transparency and accountability			-	50(100.0%)	50(100.0%)	-
*;** &*** represent 1%, 5% & 10% level of significant							

Discussion of the Findings

Table 3.5.1 presents a Chi-Square analysis examining the impact of various land management activities on the sustainability of cities and communities. Each item is analyzed based on participant responses categorized as Strongly Disagree (SD), Disagree (D), Agree (A), and Strongly Agree (SA). The results include the row totals and the Chi-Square (χ^2) statistics with corresponding *p*-values.

A significant majority (78.0%) agree that land acquisition and layout for public use are effectively managed by the Ministry of Lands, Housing, and Urban Development (MLHUD), with a Chi-Square value of 15.680 and a *p*-value of 0.000, indicating a strong statistical significance. In contrast, responses regarding the plot allocation process show a balanced distribution, with 50.0% agreeing and 50.0% disagreeing. The Chi-Square value is 0.000 with a *p*-value of 1.000, suggesting no significant impact or consensus on this issue. All respondents (100.0%) believe that certificates of occupancy or building leases are issued effectively, but no statistical analysis is applicable here.

A substantial 76.0% agree that building plan approvals are adequately managed, supported by a Chi-Square value of 13.520 and a *p*-value of 0.000, indicating significant agreement. The responses to rent revision are again evenly split, with 50.0% agreeing and 50.0% disagreeing, leading to a Chi-Square value of 0.000 and a *p*-value of 1.000, reflecting no significant consensus. The measure of plot forfeiture to minimize covenant breaches received unanimous agreement (100.0%), but like the issuance of certificates, it lacks a statistical test. Respondents unanimously agree (100.0%) that new General Residential Areas (GRAs) are created to meet public demand, with no statistical analysis necessary.

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Again, there is unanimous agreement (100.0%) regarding the Ministry's role in determining land values, indicating strong confidence in this function. All respondents (100.0%) agree that the Ministry provides necessary data on land matters, underscoring the perceived importance of information accessibility. The analysis shows a mix of opinions on land use planning, with 60.0% agreeing and a Chi-Square value of 2.000 and a *p*-value of 0.157, indicating no significant consensus. There is unanimous agreement (100.0%) on the effectiveness of record-keeping for state lands, highlighting this as a crucial aspect of land management.

Similar to previous items, all respondents agree (100.0%) that the processing of applications for Certificates of Occupancy is handled effectively. A significant majority (78.0%) agree that research on land use and allocation is adequately conducted, supported by a Chi-Square value of 15.680 and a *p*-value of 0.000, indicating strong statistical significance. There is unanimous agreement (100.0%) that funds are released for the management of state lands, signifying robust support for financial resource allocation. All respondents (100.0%) believe that effective land management reduces conflicts and enhances transparency and accountability, emphasizing the critical role of these practices in sustainable urban development.

In summary, the Chi-Square analysis reveals a strong consensus on several key land management activities, particularly those related to public use, building approvals, and research on land issues. However, areas such as plot allocation and rent revision show mixed opinions, indicating potential areas for improvement. The overwhelming agreement on the effectiveness of certain practices highlights their importance in promoting sustainable cities and communities. In light of these findings, the study rejects Hypothesis 1. The land governance activities of the MLHUD have a significant positive impact on the sustainability of cities and communities in Oyo State. Effective land management practices contribute to enhanced urban planning, resource allocation, and conflict reduction, which are essential for fostering sustainable development. Therefore, continued investment and improvement in these governance activities are crucial for achieving long-term sustainability goals in the region.

Hypothesis 2: There is no significant problem associated with implementation of Land management decision in Oyo State GRAs

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Table 3.5.2 Chi-Square Showing the Impact of Associated Problem on Land Governance in Oyo State GRAs

S/N	Items	SD	D	A	SA	Row total	Chi-square (χ^2) test with *p*-value
1.	The civil service bureaucracy still exist in the process of title document	-	-	42	8		23.120 (0.000)***
2.	Lands are often allocated to political supporters or mentors to the detriment of the masses	-	-	50	-		-
3.	Subdivision often kill the good intension of government and thereby GRA is turned to slums	-	-	39	11		15.680 (0.000)***
4.	The information storage and retrieval system is very poor	-	-	38	12		13.520 (0.000)***
5.	Lack of management skills still affect performance	-	-	50	-		-
6.	Lack of awareness about cost and procedures involved by the applicants, consequently they fail to process their application to completion	-	-	10	40		18.000 (0.000)***
7.	The survey approach is problem oriented, no adequate survey equipment and personnel	-	-	40	10		18.000 (0.000)***
8.	Inadequate infrastructure and services within the GRAs	-	-	50	-		-
9.	High cost of obtaining C of O	-	7	34	9		27.160 (0.000)***
10.	The consultancy staff are not professionals and this tends to slow down the process	-	-	50	-		-
*;** &*** represent 1%, 5% & 10% level of significant							

Table 3.5.2 presents a Chi-Square analysis that evaluates the impact of associated problems on land governance within the General Residential Areas (GRAs) in Oyo State. The analysis categorizes participant responses into four options: Strongly Disagree (SD), Disagree

(D), Agree (A), and Strongly Agree (SA). Each item includes the total number of responses and the corresponding Chi-Square (χ^2) statistics with p-values.

The analysis reveals a significant issue with civil service bureaucracy in the process of obtaining title documents. A substantial majority of respondents (42) agree that this bureaucracy exists, resulting in a Chi-Square value of 23.120 and a *p*-value of 0.000. This indicates a strong statistical significance, highlighting bureaucracy as a critical barrier in land governance. The findings indicate a consensus (50 respondents) that land is often allocated to political supporters or mentors, detrimentally affecting the masses. However, the lack of statistical analysis suggests that this issue may require further investigation. A significant concern is raised regarding subdivisions that undermine governmental intentions, with 39 respondents agreeing that these subdivisions lead to GRAs becoming slums. The Chi-Square value of 15.680 and *p*-value of 0.000 indicate significant agreement on this issue.

The respondents (38 agreeing) also highlight that the information storage and retrieval system is very poor, supported by a Chi-Square value of 13.520 and a *p*-value of 0.000. This suggests that improving information management could enhance land governance. There is unanimous agreement (50 respondents) that a lack of management skills affects performance in land governance. However, no statistical analysis is provided for this item. A significant issue arises from the lack of awareness among applicants about the costs and procedures involved in processing applications. Only 10 respondents disagreed, while 40 agreed, leading to a Chi-Square value of 18.000 and a *p*-value of 0.000. This indicates a strong need for educational initiatives to inform applicants.

Respondents (40 agreeing) express concern over the problem-oriented survey approach, noting inadequate survey equipment and personnel. The Chi-Square value of 18.000 and *p*-value of 0.000 underline the significance of addressing this issue for effective land governance. A total of 50 respondents agree that inadequate infrastructure and services within the GRAs are problematic. However, no statistical analysis is available for this item. The high cost associated with obtaining Certificates of Occupancy (C of O) is a significant concern, with 34 respondents agreeing and 9 strongly agreeing. The Chi-Square value of 27.160 and *p*-value of 0.000 indicate a strong consensus on this issue, suggesting that financial barriers hinder land governance. Lastly, there is agreement (50 respondents) that the consultancy staff are not professionals, which tends to slow down the processing of applications. Similar to previous items, this issue lacks statistical analysis.

In summary, Table 3.5.2 reveals several significant problems impacting land governance in Oyo State's GRAs. The strong statistical significance associated with items such as bureaucratic inefficiencies, poor information management, and high costs of obtaining C of O suggests that these factors critically undermine effective land governance. The findings indicate a pressing need for reforms and targeted interventions to address these challenges, improve management practices, and enhance the overall effectiveness of land governance in the region. Therefore, the study rejects Hypothesis 2. The data clearly indicates that there are

significant problems associated with the implementation of land management decisions in Oyo State's GRAs. The identified issues such as bureaucratic inefficiencies, insufficient resources, and high costs reflect systemic challenges that need to be addressed. To improve land governance and enhance the effectiveness of land management decisions, it is essential to implement targeted reforms and develop strategies that mitigate these problems.

3.6 Conclusion

The results of both hypotheses illustrate the dual aspects of land governance in Oyo State. Based on the findings of the first hypothesis, the study rejected the hypothesis and the result demonstrated significant positive impacts of various land governance activities, such as land acquisition, building plan approvals, and research on land use, all of which are essential for fostering sustainable urban development. The overwhelming agreement among respondents regarding the effectiveness of these activities underscores their crucial role in promoting sustainability within cities and communities. Therefore, it is evident that the land governance activities of the MLHUD significantly influence the sustainability of Oyo State.

Also, hypothesis 2 was rejected and the result revealed multiple significant problems affecting the implementation of land management decisions, including bureaucratic inefficiencies, poor information systems, high costs of obtaining Certificates of Occupancy, and a lack of awareness among applicants. Each of these issues received strong statistical support, indicating that they critically hinder effective land management. The consensus among respondents regarding these challenges highlights the urgent need for reforms and interventions to address these systemic problems.

3.7 Recommendations

Based on the findings from the analyses of the two hypotheses regarding land governance and management in Oyo State, the following recommendations are proposed:

1. **Streamline Bureaucratic Processes**: Simplify and expedite the procedures for obtaining title documents and Certificates of Occupancy (C of O) to reduce delays and enhance efficiency in land governance. Implement a digital system for processing applications to minimize paperwork and bureaucratic bottlenecks.

2. **Enhance Training and Capacity Building**: Provide training programs for civil servants and consultancy staff to improve their management skills and professional knowledge related to land governance. Foster a culture of continuous learning to keep staff updated on best practices and technological advancements in land management.

3. **Improve Public Awareness and Education**: Develop awareness campaigns to educate the public about the costs, procedures, and benefits of land management. This could include workshops, informational brochures, and community outreach programs. Create user-friendly guides and resources that outline the land governance processes, making it easier for applicants to navigate the system.

4. **Upgrade Information Management Systems**: Invest in modern information storage and retrieval systems to enhance data management and accessibility. This could include the use of Geographic Information Systems (GIS) for better land use planning and monitoring. Ensure that all land-related data is regularly updated and made accessible to the public, fostering transparency and accountability.

5. **Address Infrastructure Deficiencies**: Prioritize investment in infrastructure development within the GRAs to support sustainable urban growth. This includes improving roads, utilities, and public services. Collaborate with local governments and stakeholders to identify specific infrastructure needs and allocate resources accordingly.

6. **Review and Adjust Land Allocation Policies**: Reassess land allocation policies to ensure fairness and transparency, reducing the influence of political patronage in land distribution. Implement a merit-based system for land allocation that prioritizes community needs and sustainable development goals.

7. **Conduct Regular Assessments and Feedback Loops**: Establish mechanisms for regular assessments of land governance practices to identify areas for improvement and measure progress. Encourage feedback from stakeholders, including residents and community organizations, to ensure their voices are heard in the decision-making process.

8. **Promote Inter-Agency Collaboration**: Foster collaboration among various government agencies involved in land management to create a cohesive approach to land governance. Share resources, information, and best practices among agencies to enhance overall effectiveness.

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