

Demystifying the Impacts of Ethno-Socio-Cultural Footprints of Formal Land Markets on Urban Land Accessibility in the Third World Cities

¹kazeem Bolayemi Akinbola, PhD and ²toluwalase Gregory Oluwole, MSc
^{1,2}Department of Estate Management and Valuation, The Federal Polytechnic, Ilaro, NIGERIA

Abstract: Land's non-substitutability as an all-time asset of great relevance to the continued existence of human race, is an undebunkable truism. It is thus incontrovertible to aver that retardants with ethno and socio-cultural undertones, which are of daunting magnitude, had plagued and still continue to clog the much expected seamless dynamics of formal land markets, leading to distortions and ultimately resulting to huge gap in addressing land accessibility questions. Unfortunately, this situation stagnates real estate and urban development activities in the third world cities, which Nigeria's six south western cities, where this study was conducted, represent, it is with a view to establishing the extent of their impacts on one another, as well as addressing same, that is the crux of this research. Using purposive and simple random sampling techniques, 280 copies of 5-point Likert scaled questionnaire were administered among career and tenured land officers, consultants on land matters and various groups of land users. Out of the 251 copies of questionnaire that were retrieved, after screening, 225 were found to be valid, translating to 89.64% distribution-retrieval rate, upon which analysis via AMOS' 18.0 version of structural equation modelling was performed. With Cronbach Alpha value of 0.795 and inter-item correlation cumulative mean value of 0.735, part of the research findings is that operational arrangement of formal land markets is fraught with pockets of competitions that is ethno-socio-culturally driven, thus hampering expected cooperation that efficient system needs, with adversity on delivery and ultimately accessibility of urban lands. It was concluded that land accessibility will continue to be hampered unless land markets is rid of all manners of unhealthy rivalry tendencies among stakeholders. Formal land markets should be reconfigured to birth needed cooperation and interrelationship that check divisive tendencies of ethnic and socio-culturalism among its drivers and enablers, so as to improve land delivery, for a resultant positive impact on urban land accessibility, which promotes real estate and urban development activities in Nigeria.

Keywords: Ethno-Cultural Undertone, Impacts, Formal Land Markets, Urban Land Accessibility, Nigeria.

1.0 Introduction and Background Rationale

Foremost, it is pertinent to emphasise that customarily, the architecture of formal land markets is configured in a such a way that it reflects multiplicity of issues that are mundanely harbouring class posture, which is a mirror of how societies are made to operate, with the institutionalisation peculiarities of several dimensions, with the trio of ethnically, socially and culturally embedded undercurrents in every sphere of governance, including administration, regulation and control of land and land resources, but sadly it does appear that this age-long manifestation in general natural resources management is with the pre-conceived sentiments to perennially keep some segments of the citizenry, with low socio-economic status away from having access to the use and enjoyment of God's given naturally occurring resources, which land and its vast inherent deposits abundantly signpost (Zevenbergen *et al.* 2013). More prominent is the manner with which the polarisation of formal land markets have brought to the fore, the arrays of factors of socio-cultural and ethnic guises have hampered the supposed ease with which land would have been accessed, thus retarding the real estate and urban development in all of their ramifications (Akinbola and Salau, 2021).

Also, much as public institutions of government strive so hard to rework their existing administrative structure, with a view to addressing the copious endemic that is being institutionalised by such socio-cultural and ethnic postures, not so impressive outcomes have been achieved, worst still, the overall results of the ugliness emanating therefrom, is being felt by the poor and the less privileged of the society, which unfortunately are being said to be at the centre of every formal arrangement (Van Asperen and Mulolwa 2006; Zevenbergen *et al.* 2013). Concerns abound that conventional surveys and mapping requirements are expensive, most times untimely, and do not always align with existing contextual capacity of land management arrangement in most developing countries, as they are retarded by some sorts of unseen factors, chief of which are of socio-cultural and ethnocentric in complexions (Asiama *et al.* 2015). It is imperative to emphasise that unfolding scenarios which has thus led to a phenomenon of lopsidedly-imbalanced formal land markets, that is laced with disparaging ethno and socio-cultural undertones, with greater degree of distortions on government's land administrative and regulatory machineries, is hampering formal land markets' ability in meeting the

mandate of supplying land for various land uses and developments, thus constricting land accessibility pathways in countless ways (Akinbola *et al.*, 2020).

Furthermore, it is noteworthy to aver that the not-so-impressive outputs of the formal land markets, especially towards seamless delivery process that guarantees elegant spectrum of land accessibility, driven by heavily laced sentiments of the drivers, which are premeditated by their sheer preference for ethnicity, bigotry, etc, as opposed to competence and excellence, leading to jeopardising the overall public interests of the citizens who are various land users. It becomes more worrisome to observe that arrangements of some of the layers of the formal land markets are such that, there is already a well-orchestrated institutionalisation of wilful delay in lands' delivery, fuelled by frustration occasioned by bureaucracies that are driven by socio-culturally-spiralled and ethno-psychological templates that promote division and lack of cooperation among land markets' operators (Eni, 2014). Hence, it is quite auspicious to ruminate on the issue by interrogating it through questions such, 'what are the ethno-socio-cultural footprints affecting formal land markets? Why is formal land market plagued with such footprints? How have these footprints affected formal land markets? How has formal land markets' efficiency been marred by the footprints and resultantly impact adversely upon land accessibility?

Therefore, it is with the premonition of wanting to provide answers to the few research queries as stated above, as well as overall goal of accomplishing the main aim and objectives of this study, through investigating the footprints and measuring their impacts on land accessibility, with finally addressing them, so as to have an improvement in the activities of real estate and urban development sector of the economy in Nigeria, nay other third world cities, that is the kernel for which this research was conducted.

2.0 Literature Review

The much desirable effectiveness and vibrancy of the dynamics of formal land markets, generally within the third world democracies, as signposted in Nigeria, is are being established to be fraught with such underline factors, such as dysfunctionally-moribund structuration that is laced with a lot of divisiveness among operators of all layers of the formal land markets, as fuelled by their resentment for others' preferences in terms of ethnicity, social classes, cultural supremacy among others. It is then noteworthy to state that among several of the issues plaguing smoothness with which formal land markets would have been operating, in such a manner that would have enabled seamless dynamics that tones up the land accessibility pathways are becoming more hampered by the day, thus constricting the development process and with additional traumas, with all of them being adduced to tendencies that are brewed by preposterously-rivalled posture among the duo career land officials and tenured land regulators, with a great consequential grip on availability of land and its accessibility to meaningful use and development (Enemark, *et al.* 2010).

Meanwhile, the summed impacts of all this situation on formal land markets' ability to truly give an impressive direction for the smooth supply of land and ultimately its unhindered accessibility is better imagined than being experienced, as majority of requests for lands purchase either by outright payment or by mortgage, are becoming more arduous by the day, with a more-than-concomitant adverse effects on the stock of real estate and urban development products. This ugly scenario is furthered by jettisoning of tasks, roles' hijacking, outright abandonment of duties, to mention but a few, the adversity of which are of great debacles to the overall dynamics of formal land markets, resultantly having its fangs clipping the vibrancy that would have heralded accessibility of urban lands (Hassim, *et al.* 2013).

Furthermore, as a corollary to the above dimension, it has been observed that there is a serious permeation of the not-so-rossy trend, as well as selfish attitude of so many individuals, especially the so-called rich citizens that want to sustain their wealth at all cost, even at the expense of the downtrodden class, via wicked connivance with core officials of land agencies in pulling expansive land mass to themselves, through intimidating bribery and all sorts of gratifications, which ought to be equitably allocated for several interested citizens, on first come, first serve basis (Ismail and Ganason, 2011). It is needless to say that the permeation of this ugly trend into the land administration system, had not only battered the psyche of the land officials, who see themselves as *tin-gods*, in the statutory discharge of their functions, it has indeed almost institutionalised itself as a culture, the copious effects of which are manifesting in the shades of prohibitive costs of procuring formal lands, belatedness in allocation of lands, or even outright denial of land (and housing) rights (Im, 2010).

Furthermore, present day happenings among countries of the world, in terms of increased tempo and magnitude of goings-on, has led to unwholesomeness in the way and manner by which practices and supposedly-elegant systems have been bastardised, due to unchecked permeation of sentimentalised posture in the complexions of ethno-socio-cultural ideology has crept into operation of the formal land markets, leading to mismatches in the direction and organisation of the system of managing and controlling land as a timeless asset of unquantifiable significance to man's existence (Hutchinson, 2012). Formal land markets is being brought to its low-ebb as a result of traumatic situation into which drivers have been thrown, due to unbridled partitioning of the system, especially in the area of the workforce and their capacity, being widened by absence of

interrelationship and lack of mutual esteem, battered by misplaced mentorship system of the society, within which formal land market microcosm is mimicked (Samsuddin, 2014).

Therefore, it must be emphasised at this juncture, it is imperative to acknowledge the fact that, debacles that shroud formal land markets in the dimensions of ethnicity and socio-culturality, have continued to mar the performance that is expected of a well-functioning and organised structure of delivery spectrum, through which land as an all-time resource would have managed and controlled, as well as supplied (Kapitango and Meijisi, 2010). This ugly situation is thus leading to all manners of mismatches in the dynamics of the market, which are further fuelled by such arrays of factor as the lack of such requisite attributes like objectivism and patriotism which are direct manifestations of polarisation that ethno-socio-cultural ideologies usually herald (Agunbiade, 2012). Unfortunately, the unfolding picture of the markets that evolve there from, paints a sharp contrasting milieu to what an effective and efficient system requires, especially in the face of daunting challenges associated soaring demographics of land users as well as their ever-unending requirements, as their yearnings are left unsatisfactorily met, due to evolution of not-so-vibrant system, which ultimately constricts accessibility pathways (Meroka, 2012).

It is thus instructive to note that, having conducted extensive literature search to firstly situate the essence of this research within the purview of existing knowledge spectrum, also secondly to illuminate the minds of the society who are major stakeholders upon which the dysfunctionality of the formal land markets is hugely felt, it becomes imperative that a further attempt is made to *taxonomies* the established footprints of ethnicity and socio-culturalism that have been found to undermine the expected seamlessness that would have been associated with the process of delivery of urban land and improvement that would greeted the accessibility attendant thereto. The act of calibrating these footprint to a readable notations and statements of constructs becomes very relevant, so as to be able to properly understand the inherent issues and to strive in correctly place them into proper context that analytical tools recognise, for the purpose of achieving the overall goal of this research. The inherent constructs of the footprints are as thus displayed in the table 1, viz:

Table1: Ethno-Socio-Cultural Footprints of Formal Land Markets [Structural and Culturo-Behavioural Dictates]Affecting Urban Land Accessibility

Variable	Constructs	Calibrated Statements of the Constructs
Ethno-Socio-Cultural Footprints of Formal Land Markets [Structural and Culturo-Behavioural Dictates]	SCBD1_{ESCF}	Overall systemic decadence in moral prism and adverse psycho-emotional disposition of land markets’ operators endow them with corrupt tendencies which clog their efficiency and thus retard urban land accessibility.
	SCBD2_{ESCF}	Inexistent or insufficient awareness of cumulative background understanding of multiple idiosyncrasies and socio-cultural perspectives of the citizens’ demographics outside of the preferred favourable ones by the operators of the formal land markets.
	SCBD3_{ESCF}	The formal land markets is laced with lack or inadequacy of needed synergy and often times lopsided and disparaging and thus weakens expected seamless process of land acquisition which constricts urban land accessibility.
	SCBD4_{ESCF}	Cloudy goal-directedness and weak carrying capacity that are driven by ethno-partitioning along workforce ranks and files are being experienced by formal land markets, leading to inexistent team spirit needed to confront evolving land delivery challenges and thus clog urban land accessibility.
	SCBD5_{ESCF}	Ethno-cultural leanings precipitate a culture of self-aggrandisement which deals blow on real self-worth, causing over-edifying of the few selected among citizens and thus prejudices the efficiency of formal land markets with resultant adversity on urban land accessibility
	SCBD6_{ESCF}	Over-bearing tendencies being associated with socio-culturalism blindfolds operators of the formal land markets to recognise aboriginal virtues, trado-contemporary linkages of perceived non-conformists leading to non-discerning the contemporary land tenure policies and prehistoric landholding practices linkage, leading to mismatches that aggravate urban land inaccessibility.
	SCBD7_{ESCF}	Ill-departmentalising of agencies of formal land markets is being driven along ethno-cultural drifts and hijacking of roles from supposed

		competent but adversarial officials which brews discordance and bitter rivalry and thus affects land delivery process and retards urban land accessibility.
	SCBD8 _{ESCF}	The requisite organisational robustness of formal land markets is affected by uni-directionality of operators' interrelationship which ultimately promotes culture of indifference that resultantly affects operational vibrancy and hence urban land accessibility. thus affects the expected effectiveness in service delivery and retards urban land accessibility.

3.0 Materials and Methods

3.1 Research Setting and Data Collection

The geographical setting within where this research was carried out, is the six states of the south-western geopolitical zone of Nigeria. This zone was considered, partly because it represents the exactitude of convolution that signposts the debacle with which formal land markets is shrouded on the one hand, as well as the impact they have on urban land accessibility on the other hand. Out of the geography of the country, which is in the excess of over 210 million population, the sixth largest in the world and the largest in Africa (World Bank, 2019), the south western geo-political zone that is comprised of the six cities of the six states of Lagos, Ogun, Oyo, Osun, Ondo and Ekiti states, which is the study area, was chosen for reasons, such as economic vibrancy, arguably most traded property business landscape in Africa, dense population to optimally drive land use dynamics, especially a single state city of Lagos, which is among the top ten megapoles in the world, peak land value occasioned by uncontrolled urbanisation and soaring population growth rates, among others.

Therefore, the map below showcases further, the research case-study setting, within which the study areas are located, for better understanding, via the map of Nigeria that is contained in figure 1, which is thus being presented as follows:

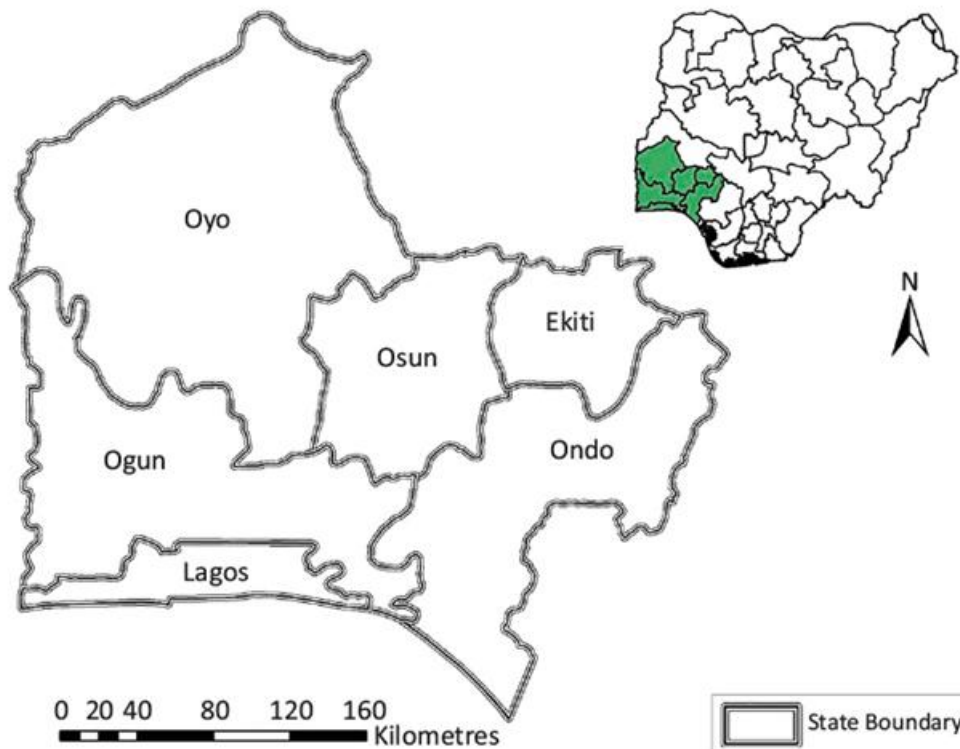


Figure 1: Map of Nigeria showing the setting for the case-study and the study areas of the research.

Thence, for the purpose of broad understanding of the inherent issues and to properly address them, the main variable is evolved, which thereafter birthed eight latent constructs against which issues of ethno-socio-cultural dimensions affecting the formal land markets can be best measured. Relevant data were sourced through the administration of 280 copies of well-structured 5-point Likert scaled questionnaire, which were distributed with the deployment of purposive and simple random sampling techniques, among career and tenured land officers, consultants on land matters and various groups of land users. Out of the 251 copies of questionnaire

that were retrieved, after normality and reliability screening were performed on them, 225 were found to be valid, translating to 89.64% distribution-retrieval rate, upon which analysis via AMOS' 18.0 version of structural equation modelling was performed.

3.2 Research Design

Using AMOS' version 18.0 software for the structural equation modelling, for analysing the data after establishing their elegance by ascertaining their demographics and normality for reliability. Foremost, it is pertinent to state that, process of the formal delivery of land which is referred to as all components that are made up of the concept of formal land markets, is a variable that is debacled with ethno-socio-cultural factors, is one of the primary targets of this study, with the impacts on the accessibility of urban land being the second target. Hence, it is imperative to state that the totality of these constituents of this research need non-complex clarifications involving common domain analysis that involves a first order confirmatory factor analysis.

Further to the above, it must be emphasised that the demographics and reliability analyses, which were targeted at establishing the validity of the eight latent constructs which measured the ethno-socio-cultural footprints of formal land markets as a variable, togetherwith their requisite internal consistency, as well as assessing the accurate eligibility of the extent of intercorrelation that exists among the eightlatent constructs and the variable they measured, so as to achieve an acceptable output, shortly after which the structural equation modelling was performed. Notwithstanding the precept, it is an established numerical requirement, that for any statistical process to take place on any latent construct as well as their associated variable, with or without any specified listing of resolution and capacity, it is most important that the the output from conducting a first order confirmatory factor analysis, be undeniably stated. This is made up of the eight latent constructs, which are scripted as items of ethno-socio-cultural debacles that measured the formal land market as a variable that is coined and termed *structural and culturo-behavioural dictates (SCBD)*, the imapcts of which are felt by inaccessibility of urban lands, and it is important that a confirmatory factor analysis be conducted on them, so as to verify and ascertain the degree to which theeight latent constructs impact on formal land markets as the variable and ultimately on the urban land accessibility.

In the final analysis, it is of necessity to inform that the model that was birthed expouses the degree of multi-directionality that exist among the eight latent constructs which measured the ethno-socio-cultural footprints of formal land markets on the one hand, as well as impacts they so exhibit on the totality of urban land accessibility, which is being adequately represented through the strength of their respective model paths, the entirety of which are captured and reportd under final measurement model in figure 2 and model fit statistics in table 5.

3.3 Data Analysis and Presentation of Results

Firstly, it is noteworthy to state that fairness and balancing of research ethics in terms of sequential ordering of the analyses and its sub-analyses took place, commencing with normally testing, followed by reliability testing and discriminant testing on the first hand, after which analyses of the constituent demographical contents was also performed. This became imperative for some reasons, chief of wich is to properly situate the degree to which the impacts of the ethno-socio-cultural footprints were accepted to have made the formal land markets to adversely affect the urban land accessibility. It is also important to reveal that overall structural equation modelling analysis was conducted, which was targeted at birthing the structural model that was meant to schematically portray the inter-correlational impacts and measure the exactitude of the adversity that exist among the eight latent constructs of ethno-socio-cultural footprints on formal land markets, which is the independent variable on the one hand, and by extension, its front-end effects as the adversity on urban land accessibility, which is the dependent variable on the other hand, with which the right set of inferences were drawn, wich essentially helped in gathering findings and properly situate them for the purpose of generating valid recommendations for the research.

3.3.1 Normality, Reliability and Discriminant Analyses of the Constructs.

The independent variable, that is the formal land markets, was being examined for analysis of its impacts on dependent variable, which is urban land accessibility, as it was being brought to the fore by the former's factors, which are coined as latent constructs of ethno-socio-cultural footprints on the latter. The numerical outcome of the statistical efforts are showcased and displayed in table 2 and they represent the values of the research's three-some of the mean, standard deviation, skewness and kurtosis of all the eight latent constructs, as supplied by several classes of respondents in depicting the inter-dependency between the constructs of ethno-socio-cultural footprints of formal land markets, which is shortened and addressed as SCBD on one hand, as well as that of the urban land accessibility, on the other hand. It is empirically evidential that the outcome, which is pictured as the aggregate mean values for the eight latent constructs, was approximately 2.7, which

portrays the fact that all gathered data were supplied by well-informed and rightly orientated respondents. This good overall mean lends acceptance to the multidimensionality and inter-determinacy that exist among the 8 latent constructs of independent variable formal land markets' ethno-socio-cultural footprints, which is represented by SCBD, as well as the dependent variable urban land accessibility.

Table 2: Normality Analysis for the Correlation Determinacy of Ethno-Socio-Cultural Footprints of Formal Land Markets [Structural and Culturo-Behavioural Dictates] Affecting Urban Land Accessibility

Code	N	Mean	Standard Deviation	Skewness	Kurtosis
SCBD1	251	2.93	.768	-.153	-1.207
SCBD2	251	2.78	.751	-.305	-1.318
SCBD3	251	2.85	.710	-.141	-1.152
SCBD4	251	2.74	.768	-.391	-1.512
SCBD5	251	2.69	.741	-.263	-1.127
SCBD6	251	2.61	.820	-.170	-1.710
SCBD7	251	2.70	.644	-.229	-1.324
SCBD8	251	2.25	.733	-.241	-1.120

Furthermore, as an effort towards ensuring a correct empirical exercise on the normality analysis of the variables and constructs, it is imperative to ensure the rules are established, that is, the values of the scales of the duo of skewness and kurtosis against which descriptive statistics were conducted upon any measurement must be between -1 and +1 (Kline, 2005; Awang, 2012). Therefore, as shown on table 2, the stipulated requirements have been met with, through the outputs of the skewness and kurtosis for all the 8 latent constructs of ethno-socio-cultural footprints that are being displayed, which ranges between -1 and +1. Thence, it becomes noteworthy to emphasise that, the internal consistency is very good, judging by the outcomes of the values for the duo of Cronbach Alpha and the cumulative mean of inter-construct correlation, which were gotten for the reliability scale of all the 8 latent constructs of ethno-socio-cultural footprints of formal land markets as the independent variable, denoted as constructs of SCBD and they are 0.795 and 0.735 respectively, as contained in table 3.

Table 3: Reliability Analysis of the Total Scale of Ethno-Socio-Cultural Footprints of Formal Land Markets [Structural and Culturo-Behavioural Dictates] Affecting Urban Land Accessibility

Cronbach's Alpha	Cumulative Mean of Inter Item Correlation.	No of Distributed Item on the Construct.
0.795	0.735	8

Also, it is noteworthy to specify that, prior to birthing of the empirical statistics for the measurement model and to deepen the veracity of the previously established normality and reliability analyses for this research, it becomes very imperative to generate discriminant validity. The effort is important because it was meant to investigate the degree to which all the eight latent constructs ethno-socio-cultural footprints and the independent variable formal land markets and dependent variable urban land accessibility measured entirely different things. The results that are displayed in table 4 came handy to affirm the adequacy of discriminant validity, which ranges among all the outputs as holding for the variable correlation that fall lesser than 0.85 for all the outputs for the average variance extracted for all the eight latent constructs, which did not surpass the one-quarter of the correlations among all the eight latent constructs (Paschke, 2009).

Table 4: Discriminant Analysis of the Total Scale of Ethno-Socio-Cultural Footprints of Formal Land Markets [Structural and Culturo-Behavioural Dictates] Affecting Urban Land Accessibility

	CR	AVE	MSV	MaxR	SCBD	SCBD 2	SCBD	SCBD	SCBD	SCBD	SCBD	SCBD
SCBD1	0.862	0.556	0.008	0.868	0.746							
SCBD2	0.872	0.630	0.033	0.932	-0.091	0.794						
SCBD3	0.947	0.818	0.005	0.971	0.000	-0.018	0.904					
SCBD4	0.952	0.751	0.033	0.981	0.025	0.182	-0.072	0.866				
SCBD5	0.958	0.715	0.058	0.987	0.002	0.092	0.851	-0.083	0.071			
SCBD6	0.975	0.788	0,026	0.991	0.030	0.175	0.847	0.052	-0.075	0.043		
SCBD7	0.981	0.791	0.057	0.952	0.027	0.062	0.820	0.075	0.064	-0.068	0.085	
SCBD8	0.985	0.799	0.068	0.987	0.068	0.087	0.807	0.081	0.028	0.071	-0.073	0.861

3.3.2 Demographic Analysis of the Constructs.

It is pertinent to state that it becomes crystal clear from the empirical outcomes of this research, especially as depicted from the output contained figure 2, that among the independent variable's eight latent constructs, which measure formal land markets' ethno-socio-cultural footprints that are denoted as SCBD, there exists very strong correlational link with the dependent variable, which is urban land accessibility. Hence, the following thus become evident from the analysis, viz:

1. Construct 1 of the formal land markets which is depicted as SCBD1 has 52.4% of the 225 valid respondents, which translates to 118 persons, as those individuals that agreed to it, with 36.9% of the 225 respondents, which translates to 83 persons as those that strongly agreed to it, while 10.7 % of the 225 respondents, which translates 24 persons that are undecided about it.
2. Construct 2 of the formal land markets which is depicted as SCBD2 has 39.6% of the 225 valid respondents, which translates to 89 persons, as those individuals that agreed to it, with 50.2% of the 225 respondents, which translates to 113 persons as those that strongly agreed to it, while 10.2 % of the 225 respondents, which translates 23 persons that are undecided about it.
3. Construct 3 of the formal land markets which is depicted as SCBD3 has 57.3% of the 225 valid respondents, which translates to 129 persons, as those individuals that agreed to it, with 28.0% of the 225 respondents, which translates to 63 persons as those that strongly agreed to it, while 14.7 % of the 225 respondents, which translates 33 persons that are undecided about it.
4. Construct 4 of the formal land markets which is depicted as SCBD4 has 24.4% of the 225 valid respondents, which translates to 55 persons, as those individuals that agreed to it, with 58.2% of the 225 respondents, which translates to 131 persons as those that strongly agreed to it, while 17.3 % of the 225 respondents, which translates 39 persons that are undecided about it.
5. Construct 5 of the formal land markets which is depicted as SCBD5 has 55.1% of the 225 valid respondents, which translates to 124 persons, as those individuals that agreed to it, with 29.8% of the 225 respondents, which translates to 67 persons as those that strongly agreed to it, while 15.1 % of the 225 respondents, which translates 34 persons that are undecided about it.
6. Construct 6 of the formal land markets which is depicted as SCBD6 has 31.6% of the 225 valid respondents, which translates to 71 persons, as those individuals that agreed to it, with 39.1% of the 225 respondents, which translates to 88 persons as those that strongly agreed to it, while 29.3 % of the 225 respondents, which translates 66 persons that are undecided about it.
7. Construct 7 of the formal land markets which is depicted as SCBD7 has 53.8% of the 225 valid respondents, which translates to 151 persons, as those individuals that agreed to it, with 27.6% of the 225 respondents, which translates to 62 persons as those that strongly agreed to it, while 5.3 % of the 225 respondents, which translates 12 persons that are undecided about it.
8. Finally, Construct 8 of the formal land markets which is depicted as SCBD8 has 57.8% of the 225 valid respondents, which translates to 130 persons, as those individuals that agreed to it, with 35.1% of the 225 respondents, which translates to 79 persons as those that strongly agreed to it, while 7.1 % of the 225 respondents, which translates 16 persons that are undecided about it.

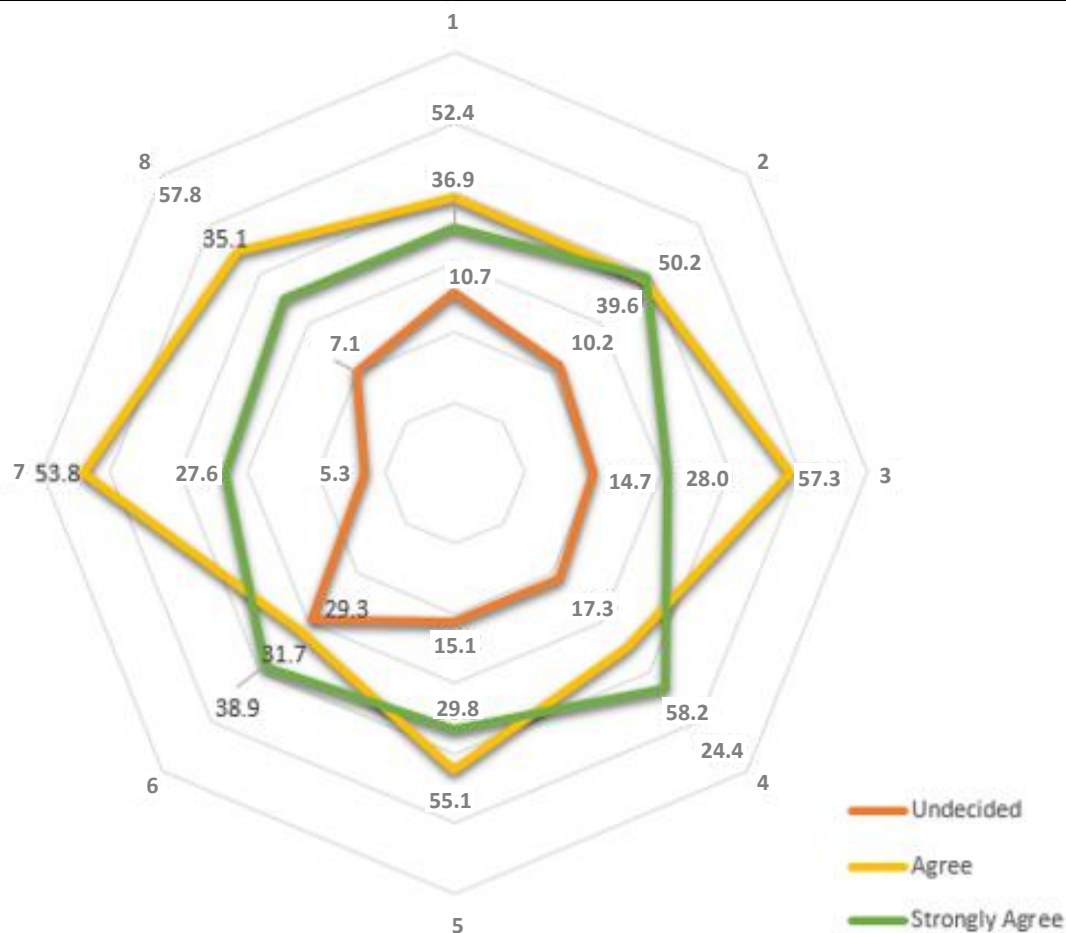


Figure 2: Constructs’ Demographic Analyses of Formal Land Markets [Ethno-Socio-Cultural Footprints] Affecting Urban Land Accessibility.

3.3.3 Structural Equation Modelling and Analysis for the Constructs

The established footings of this research as revealed through extensive reviews of relevant literature, have helped to evolve come 8 latent constructs of the ethno-socio-cultural factors that are measuring the formal land markets, which are christened as structural and culturo-behavioural dynamics. They are thus being seen as scholarly way to excellently represent the independent variable’s measurement factors, this is with a premonition to deepening the exactitude of the impacts of the formal land markets on the urban land accessibility which is the dependent variable. Hence, it is imperative to note that, the latent constructs of ethno-socio-cultural footprints which are shortened as SCBD, were known to be 10 at the outset of this research, with each being given notational acronym as SCBD1 to SCBD10. It was at the milestones of the research exercise that passed through series of stages of pilot studies and some screening stages for constructs’ evolvement, which led to two of the initial 10 latent constructs, that is, the duo of ethno-socio-cultural factors that are scripted in SCBD9 and SCBD10 to become invalid, due to weak internal consistency and exploratory factor loadings respectively, thus, they were thereafter flagged down.

Further to the above, series of other statistical exercises were performed, which brought to the fore, the fact that two of the other remaining eight latent constructs were of inadequate contents to meet up with the stipulated requirements that are essential for a model, as stated by AMOS before making use of analysis that draws inter linkage(s) among cases with complex inter-construct correlational multi-dimensionality. Hence, several model re-specification as well as re-definitional exercises took place, thus latent constructs of SCBD3 (*the formal land markets is laced with lack or inadequacy of needed synergy and often times lopsided and disparaging and thus weakens expected seamless process of land acquisition which constricts urban land accessibility*) and SCBD8 (*the requisite organisational robustness of formal land markets is affected by unidirectionality of operators’ interrelationship which ultimately promotes culture of indifference that resultantly affects operational vibrancy and hence urban land accessibility. affects expected effectiveness in service*

delivery and retards urban land accessibility) were established to align similarly with strong interrelationship. Hence, it is clear that the two constructs 3 and 8 were also dropped, putting the number of constructs at six, which were those that eventually scaled the statistical hurdles to be part of the final structural model. It becomes very important to say that the final model of the remaining six latent constructs (SCBD1, SCBD2, SCBD4, SCBD5, SCBD6 and SCBD7), which are pictorially schematized, depicts that there is correlational link between formal land markets' ethno-socio-cultural footprints and urban land accessibility. The final measurement model in figure 3 and subsequent model statistics in table 5 are meant to showcase analyses of the remaining final 6 latent constructs of formal land markets' ethno-socio-cultural footprints, denoted as SCBD.

Thence, the foregoing empirical efforts of re-specification that was meant to birth a unique and all-encompassing final model, was done serially with basis on the orético conceptual foundation, in a way that all stipulated requirements are satisfied, with a view to birth a final measurement model which captures the very essence of what surviving 6 latent construct, that is, the ethno-socio-cultural footprints of formal land markets are measuring in exactitude, as well as to situate the impact(s) they have on urban land accessibility, as contained in figure 3, thus:

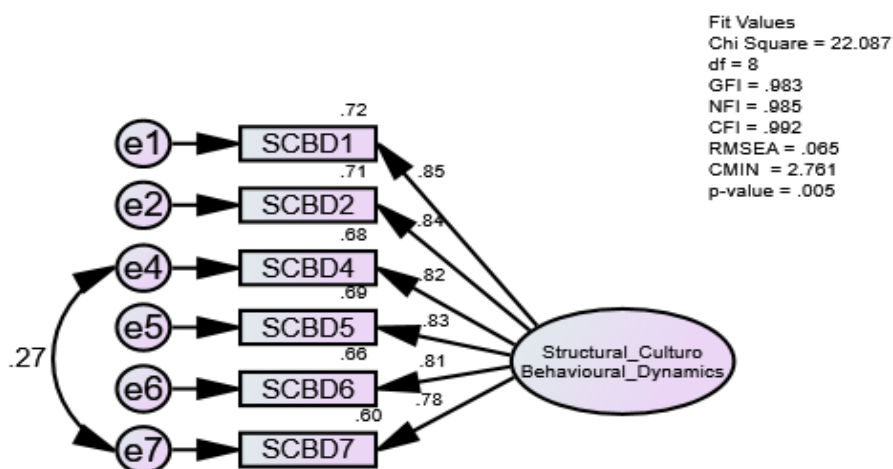


Figure 3: Final Measurement Model for Ethno-Socio-Cultural Footprints (SCBD) of Formal Land Markets

Also, stipulations from previous literature purviews gives three approaches in re-specifying models; which are as follows; constructs possessing high covariance can be co-varied to free the error variance between the items; constructs which exhibit low factor loadings on variables they are measuring can be deleted and; constructs with too high covariance and are measuring different variables in the construct which can be loaded into other variables. It is important to stress that, in any exercise that requires re-specification effort, the operation of statistical excursion is superseded by that of theoretical soundness that necessitates and thus guides the re-specification. In this case, once the various steps were taken towards ensuring the two constructs, that is the SCBD3 and SCBD8 were dropped from the CFA analyses and makes the latent construct SCBD to become six, then the ensuing final measurement model, which is portrayed via contents of outcome as contained figure 3, hereby has its final model's goodness-of-fit indices, as expressed in table 5 that follows, viz:

Table 5: Final Measurement Model Statistics for Ethno-Socio-Cultural Footprints (SCBD) of Formal Land Markets.

Model Identification				Model Fit Statistics				
Observed Variables	=	2	X^2	=	22.087	CFI	=	0.992
Estimated Parameters	=	8	X^2/df	=	2.761	RMSEA	=	0.065
Degree of Freedom	=	8	P	=	0.005	LO90	=	0.000
Model is Identified			RMR		0.000	PCLOSE	=	0.000
Factor Loadings								
S/N	Items		Construct	Estimate	C.R	P	SMC	Remark
1	SCBD1	<--	SCBD	0.85	0.862	***	0.72	Stipulations are attained
2	SCBD2	<--	SCBD	0.84	0.872	***	0.71	Stipulations are attained
3	SCBD4	<--	SCBD	0.82	0.952	***	0.68	Stipulations are attained
4	SCBD5	<--	SCBD	0.83	0.958	***	0.69	Stipulations are attained
5	SCBD6	<--	SCBD	0.81	0.975	***	0.66	Stipulations are attained
6	SCBD7	<--	SCBD	0.78	0.981	***	0.60	Stipulations are attained
All the Factor Loadings attained required levels and Model Statistics for Goodness-of-Fit Indices are upheld, hence, this Model is hereby Accepted.								

Therefore, it is hereby being emphatically stated that the statistics for the model advances excellently as it gathered strength in fulfilling all the requirements for goodness-of-fit indices that is stipulated as conditions for an acceptable model, this no doubt also led to the improvement in previously satisfied factor loadings, which are meant for the remaining six items of queries SCBD1, SCBD2, SCBD4, SCBD5, SCBD6 and SCBD7. Hence, it is no doubt that it makes them to attain a set of more acceptable values in their SMCs, CRs and ML estimates, which in totality contributed to the achievement of final measurement model for the correlational link between ethno-socio-cultural factors of formal land markets as well as the urban land accessibility.

4.0 Research Findings and Conclusions

4.1 Summary and Discussion of Findings

1. As evolved and displayed in model figure 2 and further contained in model statistics in table 5, SCBD1, which says that *'overall systemic decadence in moral prism and adverse psycho-emotional disposition of formal land markets' operators endow them with corrupt tendencies which clog their efficiency and thus retard urban land accessibility*, as it exhibits a regression weight of 0.85 and 0.72SMC. This simply means that 72% of the 225 respondents, averagely in their cumulative unison said 85% of the urban land accessibility issues which are driven by ethno-socio-cultural footprints of formal land markets, are caused by overall systemic decadence in moral prism and adverse psycho-emotional disposition of formal land markets' operators endow them with corrupt tendencies which clog their efficiency and thus retard urban land accessibility.
2. As evolved and displayed in model figure 2 and further contained in model statistics in table 5, SCBD2, which says that *'inexistent or insufficient awareness of cumulative background understanding of multiple idiosyncrasies and socio-cultural perspectives of the citizens' demographics outside of the preferred favourable ones by the operators of the formal land markets'*, as it exhibits a regression weight of 0.84 and 0.71SMC. This simply means that 71% of the 225 respondents, averagely in their cumulative mutuality said 84% of the urban land accessibility issues which are driven by ethno-socio-cultural footprints of formal land markets, are caused by the inexistent or insufficient awareness of cumulative background understanding of multiple idiosyncrasies, as well as socio-cultural perspectives of the citizens' demographics, especially those that are outside of the preferred favourable ones by the operators of the formal land markets
3. As evolved and displayed in model figure 2 and further contained in model statistics in table 5, SCBD4, which says that *'cloudy goal-directedness and weak carrying capacity that are driven by ethno-partitioning along workforce ranks and files are being experienced by formal land markets, leading to inexistent team spirit needed to confront evolving land delivery challenges and thus clog urban land accessibility'*, as it

exhibits a regression weight of 0.82 and 0.68SMC. This simply means that 68% of the 225 respondents, averagely in their mutual rationale said 82% of the urban land accessibility issues which are driven by ethno-socio-cultural footprints of formal land markets, are caused by the cloudy goal-directedness and weak carrying capacity, that are driven by ethno-social partitioning along workforce ranks and files and they are being experienced by formal land markets, leading to in-existent team spirit that is needed to confront evolving land delivery challenges, and thus clog urban land accessibility.

4. As evolved and displayed in model figure 2 and further contained in model statistics in table 5, SCBD5, which says that *'ethno-cultural leanings precipitate a culture of self-aggrandisement which deals blow on real self-worth, causing over-edifying of the few selected among citizens and thus prejudices the efficiency of formal land markets with resultant adversity on urban land accessibility'*, as it exhibits a regression weight of 0.83 and 0.69SMC. This simply means that 69% of the 225 respondents, averagely in their cumulative unison said 83% of the of the urban land accessibility issues which are driven by ethno-socio-cultural footprints of formal land markets, are caused by the ethno-cultural leanings, that precipitate a culture of self-aggrandisement which deals blow on real self-worth, thus causing over-edifying of the few selected among citizens and hence prejudices the efficiency of formal land markets with resultant adversity on urban land accessibility.
5. As evolved and displayed in model figure 2 and further contained in model statistics in table 5, SCBD6, which says that *'over-bearing tendencies being associated with socio-culturalism blindfolds operators of the formal land markets to recognise aboriginal virtues, trade-contemporary linkages of perceived non-conformists leading to non-discerning the contemporary land tenure policies and prehistoric landholding practices linkage, leading to mismatches that aggravate urban land inaccessibility'*, as it exhibits a regression weight of 0.81 and 0.66SMC. This simply means that 66% of the 225 respondents, averagely in their cumulative agreement said 81% of the urban land accessibility issues which are driven by ethno-socio-cultural footprints of formal land markets, are caused by the over-bearing tendencies being associated with socio-culturalism that blindfolds operators of the formal land markets to recognise aboriginal virtues, trade-contemporary linkages of perceived non-conformists, which is leading to non-discerning of the contemporary land tenure policies and prehistoric landholding practices linkage, leading to mismatches that aggravate urban land inaccessibility.
6. As evolved and displayed in model figure 2 and further contained in model statistics in table 5, SCBD7, which says that *'ill-departmentalising of agencies of formal land markets is being driven along ethno-cultural drifts and hijacking of roles from supposed competent but adversarial officials which brews discordance and bitter rivalry and thus affects land delivery process and retards urban land accessibility'*, as it exhibits a regression weight of 0.78 and 0.60SMC. This simply means that 60% of the 225 respondents, averagely in their aggregated concurrence said 78% of the of the urban land accessibility issues which are driven by ethno-socio-cultural footprints of formal land markets, are caused by ill-departmentalising of agencies of formal land markets, as they are being driven along ethno-cultural drifts and hijacking of roles from supposed competent but adversarial officials, which brews discordance and bitter rivalry and thus affects land delivery process and retards urban land accessibility.

4.2 Conclusions

Drawing from the revelations that were brought to the fore through this research, it is thus logical to conclude that the arrays of accessibility challenges that are being experienced by all manners of individuals, companies and groups, that are involved in real estate and urban development activities, are precipitated and fuelled by a lot of factors revolving around ethno-socio-cultural footprints of formal land markets. However, it is imperative to recognise that, no matter the extent of how complicated the urban land accessibility challenges that are being ushered by formal land markets' ethno-socio-cultural footprints, decisive efforts of the part of all stakeholders in general and especially government in particular, to adhere and implement some of the under-listed recommendations, will to a very great extent curb the challenges. As a way forward, the following are suggested as panaceas to address some of the findings that emanated from this research, viz:

1. Formal land markets should be reconfigured to birth needed cooperation and interrelationship that check divisive tendencies of ethnic and socio-culturalism among its drivers and enablers, so as to strengthen the process and thus lessen urban land accessibility challenges.
2. There is urgent need to evolve a means of sensitising officials of the formal land markets on the imperative of cumulative background understanding of multiple idiosyncrasies, as well as socio-cultural perspectives of the citizens' demographics, so as to improve land delivery process, for a resultant positive impact on urban land accessibility, which promotes real estate and urban development activities in Nigeria.

3. For an improved formal land markets, there is every reason to make the process of land acquisition more goal-directed, as this will increase the elegance of system and thus reduces the challenges associated with urban land accessibility.
4. It is most important to strengthen the carrying capacity of formal land markets, by endowing the officials who are the drivers, with greater level of team spirit, which has the potential of increasing the productivity through removal of ethno-social-cultural partitioning along workforce ranks and files and thus helps in removing the urban land accessibility challenges.
5. It is of urgent necessity to address culture of self-aggrandisement, which is always being fuelled by dynamics of *selectionism* that are alignment with ethno-socio-cultural undertones do precipitate, so as to improve general self-worth of everyone that is involved in the formal land markets operations without creating room for class domination or over-edification among the several professionals that are involved. This will help to tone the efficiency of the system and thus reduce the urban land accessibility.
6. Inefficiency of the formal land markets is among other things being caused by ill-departmentalisation of its organisational structure and role hierarchies, which is hugely being driven along ethno-cultural drifts and thus leads to hijacking of official duties and functions from supposed competent but *adversarial* officials, which brews discordance and bitter rivalry, thus resultantly affects land delivery process and retards urban land accessibility

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