



## ASSESSING STATE INFLUENCE ON ACCESS TO LAND AND PROJECT IMPLEMENTATION OF FEDERAL GOVERNMENT BUILDING CONSTRUCTION PROJECTS IN SOUTH-SOUTH NIGERIA (2006 -2016)

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**Abstract:** *Despite the provisions of the Land Use Act (LUA), cap L5 of 2004, to make land available for all stake holders, Federal Government has continuously found it difficult to access land in the States for her developmental projects. Does this influence implementation of her building construction projects in South-South Nigeria significantly? To what extent does the State where the project is domiciled influence project implementation? In order to provide answers to these questions a survey approach was used in three States (Akwa Ibom, Bayelsa and Cross River) in South-South Nigeria, randomly selected with two projects in each State for study. Structured questionnaire was used to elicit data from screened 179 respondents. One hypothesis was formulated to guide the research work. The dependent variables were access to land and project implementation while the State where the projects were domiciled was the independent variable. The analytical tools used included simple percentages, one-way Analysis of Variance (ANOVA) and Least Significant Difference (LSD) test. The hypothesis was tested at .05 level of significance. Findings revealed that State where the projects were domiciled had significant influence on project implementation due to land accessibility problems and that Cross River State was significantly different from Akwa Ibom and Bayelsa on both dependent variables. The research proffers that for Federal Government projects to be implemented in the States, land for the project must be available and accessed on time. To achieve this, Federal Government should enshrine in the Land Use Act, the customs, traditions and beliefs of the locals, take center stage in all levels of Land administration and educate her land administrative personnel on government's rights in land matters.*

**Keywords:** project implementation, land accessibility, indigenous people, Land Use Act (LUA), Federal Government Construction Projects and South-south Nigeria

### Introduction

One of the major reasons for the Nigerian Land Nationalization was for ease of land acquisition either for private individuals, company, government or

quasi government for project developmental purposes. To achieve this, the Act makes the following provisions:

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Section 28 (3) a and b; Section 28 (4) b “where land is required by Federal Government for public purposes, the (military) Governor may revoke the right of occupancy on the affected land.” Section 28 (4) a permits the government to revoke right of occupancy for overriding public interest and mining purpose or oil pipelines or any purpose connected therewith. The effectiveness of the practicability of these provisions leaves much to be desired. With the nationalization of Nigerian land by the Land Use Act (LUA), No. 6 of 1978, now cap L5 of 2004, many problems emerge in the event of accessing land for federal government building project implementation in the States. Zero Draft National Land Policy (2014) reports that some 40 years after the promulgation of the Act the laudable objectives of the Act in making land available for Nigerians (including the federal government) are not realizable. Several factors, arising from the operation of the LUA account for this, including delay in granting of consent by State Governors, exorbitant processing costs, deliberate refusal to release land to “opposition” political parties in the states, non-composition of the Land Use and Allocation Committee (LUAC) in the States, fraudulent practices of appropriating public land for personal and close associates businesses by State governors, (Zero Draft National Land Policy, 2014), prolonged court cases for compensation, non-reliability of Land Information System (LIS, GIS) on land titling, activities of powerful cartel on land matters to hinder government developmental strides, fraudulent representation by government land officers in compensation negotiations, revocation of already allocated lands for federal government projects by the State governors, multiple land claimants and

pluralism of legislation (indigenous land law operating side by side the LUA) (Mabogunje, n.d). The forces of these factors differ from State to State thereby dictating the pace by which the Federal Government accesses land in the States for her projects.

Projects are one-time endeavors undertaken either by individuals, organizations or governments to provide either goods and/or services for the society. Delays in implementation ultimately culminate to project’s time-overrun which results to budget-overrun thereby depleting any gains, social benefits or profits envisaged from such projects (Okott, 2016 and Otieno, 2015). World Bank, reported by Okott (2016) opines that Kenyans do not enjoy gains made from public investments since projects take longer than planned and overshoots initial budget in the wake of land acquisition problem. Kasuku, S., the chief executive officer of the Lamu +Port – Southern Sudan-Ethiopia Transport (Lapset) Corridor Development Authority noted that land issue was a serious challenge not only in Kenya but in other African countries (Otieno, 2015). James (2016) writes that Tanzania is experiencing its own share of frustration over acquiring land for public projects, so also are Kenya, Rwanda and Uganda. In Nigeria since independence, the country is yet to put in place a workable Land Policy (Zero Draft National Land Policy, 2014, (AUC-ECA-AfBD, 2011). The only piece of legislation guiding matters relating to land is the Land Use Act No. 6 of 1978 (now Land Use Act Cap. L.5 2004 LFN). In January 2013 during the Eminent Persons Group (EPG) meeting in Geneva, and the 2<sup>nd</sup> Grow Africa Forum convened by the World Economic forum in Cape Town, South Africa



in May 2013, Nigeria was advised to re-examine its Land Policy and remove all encumbrances to access land and make land information public (Zero Draft National Land Policy, 2014).

About 80% of government projects are usually completed beyond scheduled date or abandoned outrightly (Amade et. al. 2015). Several factors usually account for this. Earlier authors like Pinto and Slevin (1987); Belassi and Tukul (1996); Amade, Ogbonna and Kaduru (2015), Ramlee, Tammy, Noor, Ainun, Abdul and Chan (2016) have carried out empirical studies on these factors which Tukul and Belasil (1996) successfully grouped into four major groups as follows:

- i. Factors related to the project
- ii. Factors related to the project manager and the project team members
- iii. Factors related to the Organization (owners of the project)
- iv. Factors related to the external environment

No study has been done on access to land being a possible critical factor in public project implementation. It has been taken for granted by earlier authors that accessibility to land for public project implementation has no significant influence on project implementation as do these other factors studied by them for the simple reason that no project implementation can commence except land is firstly procured. This appears to be a fundamental error in the sense that experiences the world over, including Nigeria, show that access to land poses a serious problem to public project implementation. In view of the numerous problems associated with land as mentioned above and the possible influence of each

State (Region) on access to land and subsequent project implementation, this research therefore is undertaken to examine the extent to which the States where projects are domiciled influence access to land and implementation of Federal Government building projects, in view of the LUA, in South-South Nigeria between 2006 and 2016.

The study area comprises the capital cities of three, (Akwa Ibom, Bayelsa and Cross River), out of six States making up the South-South geopolitical region of Nigeria (nairaland, 2015). The cities are Uyo, Bayelsa and Calabar respectively.

## **2.0 Theoretical Framework and Literature Review**

### **2.1 Land and its inaccessibility for public projects**

Everything is land-based. Land inaccessibility is simply the inability to access land for land-based activities either by individual, government or organization. It can also be seen as the difficulties encountered in accessing land for development. Factors responsible for this are diverse and their list is inexhaustible. No construction projects can be undertaken and successfully implemented within the allotted time without appropriate site being readily acquired for them. Nigeria has had a rough history just like her sister Anglophone, Lusophone and Francophone nations in trying to make land accessible for public developmental projects.

### **Root of absolute ownership of land/customary land administration**

Land ownership of any nation originally is rooted in the community which acquired the land initially (Oluyede, 1978; Okoro, 2002). As Oluyede (1978) posits, without the community there will be no individual's ownership of land as an individual will not be able to acquire and retain the land so acquired



without the protection of his community against hostile members of other neighboring communities. It is the collective individual limited interests in the community which form the community land, vested in the community leader for the interest of the people (Oluyele, 1978). This ideology of land ownership root transcends most Nigerian towns, other African nations (Sarbah, 1904) and indeed other nations of the world. This is the sole reason the community has sovereign power over community land and any government seeking to have any dealing with the community land must recognize and comply with the dictates of the community land administrators.

#### **Land Nationalization (State Sovereignty over land)**

Land Nationalization is simply the process of transforming private land into public land by bringing them under the ownership of a national government or a State (Wallace, 1892 and Oshio, 1990, Great Soviet Union Encyclopedia (1979). Nationalization may occur without compensation to the original owners. It is at variance with socialization, privatization and redistribution in the sense that the government retains the ownership, control and management of land and gives use rights to individuals, families and communities. Land nationalization forbids sale, alienation, and transfer by any other means, and mortgages of land.

Several countries of the world adopt Land Nationalization wholly or partially in solving the problem of public inaccessibility of land for developmental projects. Under Land Nationalization land is not alienated by those holding the use right without the consent of the custodian of the ownership right (Governor or President or Government) in

writing. The same principle transcends customary land ownership (Oluyede, 1978 and Nwabueze, 1976). Use right is given to individual members of the community for all purposes for definite or indefinite durations. The community reserves the right to repossess the land when it is needed for overriding interest of the community, so also is the Government under land Nationalization.

#### **2.1.2 Envisaged benefits/problems of land nationalization (State sovereignty over land)**

The benefits of Land Nationalization as put forward by UAC-AfDB-ECA (2011) and Mabogunje (n.d) include: easy accessibility to and equal land right for all including investors and indigenes for all purposes, security of land right, curb urban land speculation and ligations, enhance land security even for the poor masses, grant unlimited access and control of land to governments for developments, curb astronomical rise in land prices, stop multiple sales of one plot of land to different individuals at the same time, reduce high cost of compulsorily acquired land for public developments and stem inequality in land ownership among citizens.

Carson (2002), ECA (2011), Oshio (1990); Lasabi (2014), Igbintade and Oyeweso (2013), and Ambaye, (2012) enunciate the problems of land Nationalization in the event of Federal Government moving to procure land in the States for her building project implementation. These include: delay in granting of consent by State Governors, exorbitant processing costs, deliberate refusal to release land to “opposition” political parties in the States, non-composition of the Land Use and Allocation Committee (LUAC) in the States, fraudulent practices of appropriating public land for personal and close



associates businesses by State Governors, (Zero Draft National Land Policy, 2014), prolonged court cases for compensation, non-reliability of land information system (LIS, GIS) on land titling, activities of powerful cartel on land matters to hinder government developmental projects, fraudulent representation by government land officers in compensation negotiations, revocation of already allocated lands for federal government projects by the state governors, multiple land claimants and pluralism of legislation (indigenous land law operating side by side the LUA) (Mabogunje, undated). These factors and many others account for land inaccessible for Federal government building projects in the states and can significantly influence project implementation

### **2.1.3 Land nationalization in West African nations and beyond**

In Nigeria, the LUA vests all lands in each State in the respective State governors (and NOT in the President) to hold such in trust for the Nigerian people. By Liberian 1850 law, land is majorly the property of the State (ECA, 2011). The Land Nationalization Act No. 75 of 1953 (last amended as No.49 of 1957) places the ownership, control and management of all agricultural land in Union of Burma in their President. Article 40(3) of Ethiopian Proclamation 1/1995 declared all rural and urban land as the property of the State and the Ethiopian people, vesting its ownership of urban land in the President and the management of rural land in the regional governors (Ambaye, 2012). In Benin and Guinea Bissau, land is nationalized with ownership right vested in the State, while use rights are given to individuals. In many of the Francophone countries, land is controlled by the State while private grants of ownership rights are given to individuals for

private developments through the process of “immatriculation” (Chauveau et. al., 2006). The State also retains and exercises the power of expropriation over land so granted for public interest (Ambaye, 2012; Mulugeta, 1999). In the Anglophone countries, the State has access to land through exercising her power of eminent domain. In Nigeria, the Land Use Act of 1990 is a replica of the northern Nigeria Land Tenure Law of 1962 and the state Law of 1915 applied earlier on in Ghana as the Ghanaian Land and Native Rights Ordinance of 1931 which vested all lands in the northern part of Ghana in the colonial administration in trust for all Ghanaians (AUC-ECA-AfBD, 2011). In Burkina Faso their 1984 Agrarian Land Reform established a national domain over the entire national territory. (AUC-ECA-AfBD, 2011).

### **2.2 Project defined**

A Project is defined by the Project Management Institution (PMI) Guide of the United States of America as “a temporary endeavor undertaken to create a unique product or service”(www.pmi.org,1996). Cleland (1995); UNIDO (1986) and Baum and Tolbert (1978) give the definitions of Project to be a one-time endeavor which has a definite starting date with unique characteristics. Public developmental projects are usually undertaken for social or political reasons. Ogbuefi (2011) advises that in appraising public-sector projects before execution social related matters should be taken into serious consideration. These include socio-cultural norms, beliefs, customs, and subsistence of the people thereby guaranteeing or otherwise of the acceptability of the intending projects by the host community. This thought is echoed by Belassi and Tukel (1996), Goodman (1988) and Ramlee et. al (2016). On the





feasibility and viability sides, the authors advocate that the variables that must be studied are varied and include: physical variables - availability and suitability of appropriate site in good location and possibility for future expansion. The site characteristics should include: soil texture, water contents, water table levels, fauna and flora, climatic conditions, geographical layout (topography), the population of the local dwellers, their occupation, reception of the intending project by the locals, the ease of and cost of procuring the site, the envisaged acquisition costs are to be examined (Ogbuefi, 2011 and Goodman, 1988).

It should be noted that site availability is the starting point of any project and except this indicator is procured, no project can start. The verification of site indicators can be made easier if there is good geographical information of the neighborhood (Castle, 1998)).

### **2.2.1 Project Implementation or Execution**

Project implementation consists of carrying out planned project activities from the beginning to the end with the sole aim of delivering outputs and monitoring progress in line with set plans of action. It can also be said to be the process that turns strategies into actions basically to accomplish strategic objectives and goals. [www.interact-eu-net>file>fid](http://www.interact-eu-net>file>fid). Project implementation is not the same as successful project implementation. Project can be completed and put to use without it being successfully implemented. While successful project implementation is usually measured in term of meeting project time, predetermined budget, stakeholders' needs and technical standard, implementation is not thus measured. Whether project

will finally be successfully implemented or no, depend on successful project implementation criteria taken into account whenever projects are implemented. Therefore, this paper is looking at implementation and not successful project implementation, even though time target, project budget, stake holders needs and project technical standards are advocated and incorporated.

### **2.2.2 Planning for project implementation:**

Identified social need leads to searching for and discovering from a myriad of possible projects, by project analyst, one project which will meet that need. In arriving at such most appropriate project the analyst subjects each project to a series of appraisal tests using appropriate appraisal tools. Having chosen a particular project for execution does not automatically bring forth on its own the expected benefits. Projects are constrained by cost and time. Every contract for developmental project execution must state categorically the total project cost and its tenure. The project implementation therefore needs to be properly planned to have it delivered as envisaged. Planning for project implementation and controlling the execution of the planned project are the two basic functions of Project Management (Okorafor, 2001). Hereunder are discussed the three basic activities of planning for Project implementation.

#### **2.2.2.1 Plan the Work**

Plan the work involves breaking down the activities of the proposed project into tiny components called the Work Breakdown Structure (WBS); scheduling the project activities in their logical sequencing order and/or technological dependencies in which the activities would be implemented and scheduling the project resources (labor, materials, machines and



money). Each project activity's time would have to be determined using either deterministic or probabilistic approach, in order to determine the overall project calendar.

The information for planning the work comes from the Feasibility and Viability document from which the choice of the project for execution was founded. Whatever benefits derived from any project depend on the timing of cash flows in the investment project and operations stages of a project and these timings can only be achieved if and only if they are based on proper scheduling of the project activities.

The modern approach to project planning and control is the adoption of network analysis. This provides the best approach to proper project activities scheduling. The two major methods in network analysis are the Critical Path Method (CPM) and the Program Evaluation and Review Techniques (PERT). These are graphical representation of the inter-relationships among project activities and an arithmetic procedure, which portrays the relative importance of each project activity in the entire schedule. The end result of the two methods is the same. Their basic difference lies in the method of the timing of the project activities. CPM utilizes deterministic time estimates while PERT uses the probabilistic time estimates. Deterministic times are times gotten from previous experiences for executing a project activity while probabilistic time estimates are for activities which past experiences are not available and estimation lies in adopting three possible times to arrive at near time estimates thus:

$$\text{Mean Time (te)} = \frac{a+4m+b}{6}$$

Where

a = Optimistic time performance and it is the time that could be bettered only once in 20 if the activity is executed repeatedly under the same essential conditions.

m= Most likely time which time is the model time of executing the activity if repeated often more than any other time value

b= the pessimistic time performance is the time that can be exceeded only once in 20 if the activity is repeatedly executed under the same conditions (Moder and Rodgers quoted in Okorafor, 2001).

Activity scheduling depends on realistic resource analysis in order to attain a high probability in completion within the allotted project time.

#### 2.2.2.2 Plan other elements

As Okorafor (2001) posits, project implementation cannot be successful if it is based on network analysis alone. Other activities which would be performed to bring the project into its successful completion must also be identified and planned. These include the following:

- Contract planning
- Institutional arrangements and procuring of equipment, materials etc.
- Obtaining necessary permits and licenses
- Establishing project organizational structure and project staffing
- Establishing information system unit for project management and control
- Commissioning arrangements

#### 2.2.2.3 Work the Plan

This involves monitoring and control processes to make sure that the works planned to be executed are on course and there are no times and or budget



overruns which would inhibit on the projects objectives; and also those standards are adhered to. The monitoring and control aspect of the project execution are discussed here below.

### 2.2.3 Monitoring and control

Controlling is the measurement and correction of the performance of activities of subordinates in order to make sure that all levels of objectives and the plans derived to attain them are being accomplished (Koontz et. al., 1986). Henri Fayol (1925), the father of the principles of modern management theory postulates that control of an undertaking consists of seeing that everything is being carried out in accordance with plan which has been adopted, the orders which have been given, and the principles which have been laid down. Its major function is to point out mistakes for rectification and preventing such from re-occurring. Controlling has four basic steps to follow thus:

- i. Setting of standards for the goals formulated
- ii. Measuring actual performance against standard
- iii. Feedback of results and
- iv. Correcting deviations from standard and expected implementation level. (Henri, F. 1925, re-echoed by Vilet, 2014)

Project execution plans do not always go according to the planners' wish therefore, implementation plans must be monitored and controlled to achieve project objectives of time, financial budget and quality standard. This can be done through network analysis which can be used to reduce delays in project

implementation. Networks may be used in the monitoring of the progress of project works. All that will be done will be to compare the rate of implementation which is achieved with that originally planned. Thus proper utilization of network analysis brings about preventive and/or corrective actions in project execution phase. Network diagrams are normally not drawn to scale but its variants – the Bar and Gantt charts are. The Gantt chart displays the project activities individually on a time scale (day, week or month). Every activity including the dummy activity is represented by horizontal lines on the vertical axis of the chart, starting with the beginning activity at the top. The horizontal axis represents the time frame. The total time span of all the activities should make up the total duration of the envisaged project and a bit extra because of possible delays in the implementation process. The Bar chart resembles the Gantt chart, the only difference being that the activities are displayed in **PATHS** with the **CRITICAL PATH** drawn first at the bottom as a solid **BAR** but subdivided into the critical activities. See an example of Gantt (fig.2) chart below

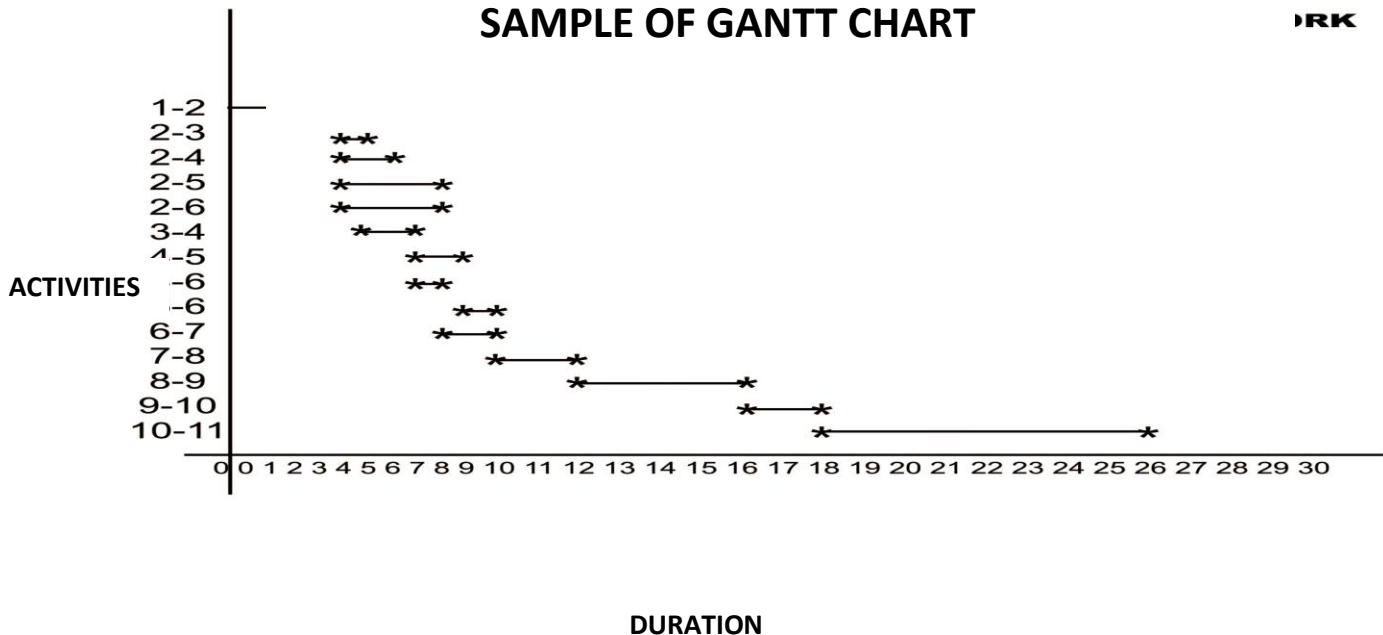
Project planning and control was discovered by Camilleri (2013) to rank first in a study of four factors (Project planning and control, Project strategic fit, Project scope and Employee's communication and participation) for project success/failure, followed by Project strategic fit.





## SAMPLE OF GANTT CHART

IRK



Before network diagram can be used in monitoring progress of project implementation, its contents must be transferred into a Gantt (fig. 2) or Bar Chart. Bar Chart is preferable because it shows free floats which can be utilized in project time rescheduling. Free floats are free time available to project activity as against total floats which concern the entire project execution time. Free float informs project manager (PM) whether an activity can be delayed or not. Every activity lying along the critical path has no free floats but others on other paths have free floats and can be rescheduled if there had been a slag (delay).

The importance of monitoring progress is to compare actual progress of work with the planned progress for each activity at some regular intervals, say monthly, two-monthly, weekly etcetera. The comparison

between planned and actual progress is made on the Gantt or Bar Chart. What is to be done is to shade in the activities on the Bar Chart as progress is reported about every activity. The shading is thereafter compared with a **Marker** representing the period of reporting. For this to be effectively done a vertical line can be drawn or a cursor placed on the chart to coincide with the 'time-now date', highlighting the jobs (or proportion of jobs) that should have been done (to the left of the cursor) and those jobs which remain to be done (to the right of the time-now line). Information from this will show clearly whether implementation of project work is on course, faster or lagging behind. If implementation is lagging behind, corrective actions will be initiated to bring it back on course.

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Important points to note in monitoring and controlling of projects as postulated by Okorafor (2001) are as follows:

- a. The effective use of network analysis for project monitoring depends on adequate information which can be generated through regular project progress reports from on-site visits and inspections.
- b. Monitoring period must be in short time interval to enable identified anomaly to be corrected on time. Also the reports should cover small spectrum of works to be easily assimilated and adequately utilized.
- c. Results of monitoring reports should lead to taking of appropriate actions to correct deviations or fast track the work.
- d. Network analysis concentrates on physical performances rather than financial performances. It is a better system of monitoring, if fully adopted will reduce incidence of project abandonment.

It should be noted that any delay in the execution of any activity along the critical path will lead to an overall delay of the project completion time which will invariably lead to financial budget overrun.

#### **2.2.4 Cost Schedule and Control**

It is generally observed that the major problem for project implementation failure is lack of adequate fund as at when needed (Okorafor, 2001). The fund unavailability leads to delays in implementation schedule which culminates into cost overrun.

No network is workable except critical project resources of materials, equipment, manpower and finance are analyzed and timely procured and supplied during the project implementation phase.

The initial step in the resource analysis process is to convert the network into a Gantt or Bar chart, starting probably with every activity earliest starts times. Then periodic (weekly or monthly) estimation of financial cash requirements for each activity is calculated. If there is an envisaged indirect costs these are added to arrive at the total estimated costs for each activity. Having calculated the weekly cash requirements for the project execution as well as scheduled the project activities appropriately in the Bar chart, comparisons can then be made at specific intervals between the cash expenditure and the actual work completed. Cash disbursement can be made by the project manager on a monthly or quarterly basis.

Financial status of the project  
be monitored because of the f

- i. Deviations from the original schedule of activities' implementations  
definitely leading to deviations in the periodic cash requirements of each delayed activity and hence the entire project thus causing both "time and costs- overruns".

- ii Variations in the original financial plan may occur because of alterations in the original costs figures which may be due to poor feasibility appraisals or inflation in the economy. Such deviation also is called cost overrun.

When there is cost overrun, need arises to re-plan the financial or cost schedule to keep track of the project (Okorafor, 2001).

#### **2.2.5 Completion and handover**

This stage means that the project implementation has almost come to an end and the only thing remaining is the formal handing over ceremony. Completion may take place slowly but steadily. As different parts



of the project work are completed a different organization may need to take over those parts for operational purposes, making handover to be accomplished piecemeal. Theoretically, projects are handed over when all activities have been implemented, clients are satisfied with the outcome, all suppliers, main and major contractors paid, all professional fees settled, project organizational structures wound down, final evaluation done to highlight the project successes and/or its troubles and how they were adequately mitigated (Project Insight, 2017, Esposito, 2015).

### **2.3 The criticality of land to public project implementation**

It is noteworthy that all that man needs for his existence come from land, he being originally created from its components. Kingdoms fall or rise based on their access to and proper utilization of land resources in their disposal. The Asian Tigers (Japan, South Korea, China and Taiwan) thrived economically and were reckoned in the first half of the 20<sup>th</sup> century as the world fastest growing economies because they could manage their land resources successfully (Boyce, Rosset, Stanton, 2005). East Timor in Southern Asia was in crisis economically because of its chaotic land tenure arrangements occasioned by its government's corrupt practices regarding land matters (Carson, 2007). Zimbabweans suffered untold economic hardships due to its Prime Minister, Robert Mugabe's style of redistributing the nations acquired lands amongst his kit and kin, to the detriment of the poor landless of Zimbabweans (Carson, 2007). In Uganda, out of the 18 documented projects of Uganda National Road Authority (UNRA), as at 2015/16 financial year, it was discovered that the 51km

Kampala-Entebe Expressway valued at \$479 gulped the highest land acquisition bill of \$10ml. A claimant who has a stone quarry in a land area of 10 acres demanded \$14million as against a valuation figure of \$1.1million issued by the chief government Valuer. This problem delayed the execution of the civil works in some sections of the road for months and the UNRA officials diverted the road project from the costly land to a cheaper land along the project route (theeastfrican, 2016). A 17-km, second phase Kampala northern bypass valued at \$75.7million, cost \$5.2million in cost of land acquisition by close of 2015/16. The 104-km Mubende-Kakumiro-Kagadi road valued at \$141.6 million, gulped \$2.9ml in land compensation. It was delayed over disagreement about valuation figures by claimants. Land is needed by the different tiers of government for construction projects; its inaccessibility spells doom in different dimensions to nations' developmental projects.

### **3.0 Materials and Methods**

A survey case study approach, in three randomly selected States (Akwa Ibom, Bayelsa and Cross River) out of the six South-South Nigerian States was adopted. Two projects were randomly selected in each of the three States. The projects studied, by States, included: Mbierebe Ibesikpo Site and Service Scheme and New Housing Scheme at Ikot Ntuen Nsit/Afia Nsit, North West of Uyo metropolis, Akwa Ibom State; Federal Housing Authority (FHA) Estate, Odukpani and New Housing Scheme, Ikot Ekpo, North East of Calabar Municipality, Cross River State; and New Housing Scheme, Otuoke located outside the State capital and the Federal Secretariat Complex, Swali in Yenagoa, Bayelsa State. This involves a case study of the independent (State) as



well as the dependent variables (land accessibility and project implementation) for the period (2006 to 2016). The population of the study was 213 personnel consisting of different State Controllers of the Federal Ministries of Power, Works and Housing in the States studied, the Directors and/or Heads of different units in the Ministry, including their in-house Architects, Quantity Surveyors, Land Surveyors, Estate Surveyors and Valuers, Civil Engineers, Electrical Engineers, Urban and Regional Planners and other departmental staff, all levels of construction contractors and residents of one of the partially

completed projects (FHA) Estate, Odukpani. The Ministry staff doubled as the State-level government project managing team with Controller-Architect at the apex of the team. For the 2016 New National Housing scheme, there was a 5-man consortium Project Management monitoring team from Abuja. Since the study population has different characteristics, they were stratified, sampled and drawn for study (Osuala, 1982), as shown in Table 1 below:

**Table 1 Study Sample**

S/No.	Stratum	Population	Sample size
1	Stratum 1 Ministry staff: Project Supervisor/Managers (architects, Quantity surveyors, land surveyors and team members in the state Ministry of the three States including members of the Abuja monitoring Consortium Project	46(all States, inclusive of 5-man consortium)	51
2	Stratum 2 Contractors and sub-contractors	82 – (all States and all projects inclusive)	53*
3	Stratum 3 Residents of FHA Estate, Odukpani, Calabar	80 end-users	80
	Total	213	184

\*These are all the contractors who actually reported for and took up the project works.

The analytical tool used was one-way ANOVA which adopted F-distribution statistical test at .5 level of

significant which is an extension of the student t-test, efficient in measuring the means of two populations (Asika, 1991). One-way ANOVA was used to analyze the influence of location (State) (independent



variable) on land accessibility and project implementation of the federal government projects studied.

### Data Presentation and analysis

**Table 2 Successful/Timely Acquisition of project sites by State**

State	Project sites	Timely/successful acquisition of site			
		Yes	%	No	%
Akwa Ibom	Mbierebe Obio site/service scheme	0	0	35	100
	2016 New Housing scheme	20	54.1	15	45.9
Bayelsa	Fed. Secretariat Complex	0	0	13	100
	2016 New Housing scheme	13	100	-	0
Cross River	FHA Residential Estate	70	63.1	61	36.9
	2016 New Housing Scheme	0	0	131	100
Total		103	29	255	71

Table 2 above tells a simple story: land is available but not easily accessible for project implementation. Aggregately, 71% of the respondents held that the project sites were not successfully and timely acquired to make room for the commencement of project implementation. 29% say the sites were successfully and timely acquired. From the table, the sites which were successfully acquired are shown to be those of the New National Housing scheme across the nation. Field investigations revealed that State governments were given timeline to make land available, failing which the States would forfeit the projects. What most governors did was to take already acquired un-utilized land(sites) in their domains and donated such for the implementation of the project (Akwa Ibom, Bayelsa, and Cross River FHA projects). Even at that, entries into the already

acquired sites were still problematic due to fresh demands by the locals.

### The research Hypothesis

H0:

State has no significant influence on land accessibility and Project implementation of the projects studied.

To test the hypothesis, one-way analysis of variance (ANOVA) was adopted with State, where the projects are domiciled, as factor (independent variable) and land accessibility and project implementation of Federal government construction projects as dependent variables. The descriptive statistics of the dependent variables by States are presented in table 3 below:





**Table 3 Descriptive statistics of variables (dependent) by State**

Variable	State	N	Mean	Std. dev.	Std. error	Minimum	Maximum
Project Implementation	Akwa Ibom	35	22.60	4.966	.839	6	29
	Bayelsa	13	24.31	2.983	.827	18	28
	Cross River	131	18.41	6.430	.560	6	30
	Total	179	19.65	6.321	.471	6	30
Land accessibility	Akwa Ibom	35	10.49	3.023	.511	3	15
	Bayelsa	13	11.31	2.529	.702	6	15
	Cross River	131	8.39	4.675	.407	3	15
	Total	179	9.01	4.388	.327	3	15

From the above results in table 3 and in respect of land accessibility, Bayelsa State had the highest mean ( $\bar{x}=11.31$ ), followed by Akwa Ibom State ( $\bar{x}=10.49$ ) before Cross River State with the least mean of ( $\bar{x}=8.39$ ). For project implementation, the same results pattern for land accessibility was maintained in

the three states studied: Bayelsa State ( $\bar{x}=24.31$ ), Akwa Ibom State ( $\bar{x}=22.60$ ) and Cross River State ( $\bar{x}=18.41$ )

The ANOVA table below presents the results of the test of significance differences between the States:

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**Table 4 One-way ANOVA of independent variables - Land accessibility and Project Implementation of Federal Govt. Construction projects by State**

Variable	Source of variation	Sum of squares	Df	Mean Square	F-Value	P-Value
Project Implementation	Between groups	789.872	2	394.936	10.989*	.000
	Within groups	6361.078	177	35.938		
	<b>Total</b>	<b>7150.950</b>	<b>179</b>			
Land accessibility	Between groups	196.187	2	98.093	5.341*	.006
	Within groups	3250.808	177	18.366		
	<b>Total</b>	<b>3446.995</b>	<b>179</b>			



\*Significant at .05 level.  $P < .05$

The results as presented in table 4 above indicate that the P-values (.006 and .000) of the dependent variables associated with their computed F-values (5.341, and 10.989) are all less than the alpha value (.05), the level of significant, set for the study. Hence, the null hypothesis was rejected and the alternative retained. This means that the States where the different projects are located have significant

influence on land accessibility, and project implementation of the Federal Government construction projects studied.

To identify the pair of means that was responsible for the observed significant results, the Least Significant Difference (LSD) test was computed. The results are presented in table 5 below:

**Table 5 Pair wise comparison of the dependent variables - Project Implementation and land accessibility of Federal Government Construction projects by State**

Variable	State	Akwa Ibom	Bayelsa	Cross River
Project Implementation	Akwa Ibom	22.60**	1.708	4.191*
	Bayelsa	.382	24.31	5.899*
	Cross River	.000	.001	18.41
Land accessibility	Akwa Ibom	10.49**	.822	2.099*
	Bayelsa	.556	11.31	2.921*
	Cross River	.011	.020	8.39

\*Significant at .05 level.  $P < .05$ . \*\*values along main diagonal are States' means, above it (the diagonal) are States' mean differences and below it (the diagonal) are corresponding P-values.

The results of table 5 show that for project implementation and land accessibility, Cross River State is significantly different from other States of Akwa Ibom and Bayelsa.

#### 4. Discussion of Findings

The test of the Study hypothesis was to discover whether the State where the projects are located had any significant influence on the two dependent variables of land accessibility and project

implementation of the projects studied. The results showed that States had significant influence on both land accessibility and project implementation of the projects studied. The results of the finding show that in relation to land accessibility, it was easiest to access land in Bayelsa, followed by Akwa Ibom and most difficult in Cross River State. For project implementation, it was again Bayelsa State which came first with the two projects – the Federal Secretariat Complex and 2016 National Housing scheme – which got started and were at different stages of implementation at the time of the research. Bayelsa was followed by Akwa Ibom which had one



of her projects – the Mbierebe Site and Service Housing scheme abandoned due to land related problems caused by the locals (Amade et. al. 2015). Cross River State still trailed the rear in project implementation. The FHA housing project in Odukpani was 13% completed (80 units out of 600+units) and the 2016 National Housing scheme could not go on at a time due to disturbances from the locals due to land related issues (Zero Draft National Land Policy, 2014). The next difficult State for land accessibility after Cross River, was Akwa Ibom State where site for Mbierebe housing scheme was denied government out rightly by the indigenes and Afia Nsit people who resisted entry into their land initially even with new compensation package for 2016 National Housing scheme. Instead of surrendering the site for federal government project, the Mbierebe people encroached upon the site for their private uses and the Federal Government project was abandoned. Bayelsa State was the most peaceful State among the three States where land acquisition was easiest. The two projects sites at Swali and Otuoke were acquired without troubles from the local communities.

It is professional for project implementation to be planned using network analysis (Okafor, 2001). None of the projects studied was planned and implemented professionally using network analysis by CPA or PERT. No planning time table or other planning charts of GANTT or BAR charts were seen on sites. Execution was based on convenience of the team, peace on sites and deliveries of materials by supply contractors. For the FHA housing project, the supervising engineer was operating from Abuja and was scarcely seen on site (Alinaitwe and Ayesiga, 2013; Baccarini, 2009; and Belassi and Tukel, 1996).

The person whom he asked to stand in for him was not forthcoming. The result of the non-monitoring is seen in structural cracks on the walls of almost all the completed buildings on FHA site in Odukpani. Majority of the buildings are standing in pools of water during the rains and cannot be accessed (low-lying site). For the 2016 National Housing scheme, the disturbances of the indigenous people made it impracticable for the 5-man monitoring team and the in-house team from the State Federal Ministry of Works in Cross River State to enter site and monitor the contractors. The indigenes insisted on supplying substandard materials for the buildings and in order to allow the contractors access into site and carry their works undisturbed, they were allowed (Ogbuefi, 2011 and Goodman, 1988). In the whole quality standard was compromised in labour, construction, materials and equipment. While Akwa Ibom was molding her blocks using certified machines, specified graded chippings, Cross River was buying substandard blocks and local gravels outside the site to build. Some of the structures collapsed while in construction, while others showed deep cracks after construction.

### **5.0 Conclusion from the Findings**

On the basis of the findings it can be concluded that Cross River had greatest problem in projects implementation of Federal Government projects located in the State due to land accessibility problems besides unplanned project execution. These led to building project implementation failure on predetermined project time, budget and technical standard. It is therefore safe to conclude that access to land is a critical factor in project implementation. For projects to be implemented, land for the project must



be accessed on time. To achieve this, Federal Government must enshrine in the Land Use Act the customs, traditions and beliefs of the locals, take center stage in all levels of Land administration and educate her land administrative personnel in respect of government rights in land matters in the country.

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