

Abstract

Man-land relations are subject to a continual process of change and are interrelated with the natural, economic, social, political and technological conditions. As these change the man-land relations have to adapt themselves. Man often lags behind the emerging situation and as a result fails to adjust in time. Hence, problems exist with respect to the efficiency of land use, equity and social balance as well as environmental acceptability. This research revolves around this never-ending struggle and focuses on land as a determinant factor of socioeconomic development.

Land ownership is key to its effective utilization. Therefore, an issue concerning land tenure was selected as the focus of the study. In order to carryout an intimate study on the socioeconomic impact the land tenure makes a recent government initiative, the Land Titling and Related Services Project (LTRSP) involving title certification was selected. The government's objectives of assuring the security of tenure of private landholdings, by wading off the uncertainties associated with ownership, land related disputes, delays and costs involved with land transfers are aimed at improving land management, increasing land productivity and reducing delays in land transfers thus enhancing liquidity.

The study was undertaken in three areas where the project was launched as a pilot programme. The information was collected from all stake holders maintaining focus on land as a predominant factor of socioeconomic development. Statistical data analysis techniques were used to evaluate vast amount of data collected. It was found that the assured land tenure has not produced the desired results during the early years of project implementation. This lack of visible results was due to several other factors that catalyze the utility of land.

The research finds that the land cannot drive socioeconomic development in the absence of a conducive environment. To reap the maximum benefits from the steps taken to resolve the issues concerning land tenure intimate support from other factors such as combined strategy for eradication of poverty, capital investment on infrastructure, competitiveness of economy, good governance, would be essential. Hence, the research concludes that land plays only a nominal role and recommends measures to improve its utility as a determinant factor of socioeconomic development.