



Prioritizing Measures for Minimizing Land Dispute Litigation in South-Western Nigeria Using Fuzzy Analytic Hierarchy Process

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Abstract

Land dispute litigation is often costly, time-consuming, and detrimental to social cohesion, economic development, and effective land governance. Although litigation provides legally enforceable decisions, its adversarial nature frequently prolongs disputes and undermines sustainable conflict resolution. This study identified and prioritised measures for minimising land dispute litigation in South-Western Nigeria using a Fuzzy Analytic Hierarchy Process (FAHP)-based decision-support framework. Primary data were obtained through semi-structured interviews with 54 experts drawn from the six South-Western states of Nigeria, each having at least 15 years of professional experience in land dispute resolution. A pairwise comparison questionnaire was subsequently administered to 18 systematically selected experts for FAHP analysis. Secondary data were sourced from peer-reviewed literature, books, conference proceedings, theses, and credible media reports. Content analysis identified seven major criteria, 37 sub-criteria, and seven mitigation strategies, which were subsequently prioritised using FAHP. The results revealed that Judicial and Alternative Dispute Resolution (ADR) Reform (0.1596), Land Documentation and Registration (0.1574), and Digital Land Information Systems (0.1525) are the three most effective strategies for reducing land dispute litigation. Ownership disputes and unclear boundaries emerged as the dominant drivers of litigation, highlighting the need for strengthened land administration and cadastral systems. The consistency analysis confirmed the reliability of the prioritisation results, with only one comparison matrix marginally exceeding the acceptable threshold. The study provides an evidence-based framework to support policy prioritisation, institutional reform, and sustainable land governance in Nigeria and other jurisdictions facing similar land administration challenges.

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1.0 INTRODUCTION

Land is one of the most valuable natural resources and forms the foundation for economic development, social stability, and environmental sustainability. Consequently, disputes over land ownership, boundaries, inheritance, land use, and tenure are inevitable in many societies. When inadequately managed, these disputes often escalate into litigation, resulting in prolonged legal proceedings, substantial financial costs, weakened social cohesion, and delayed economic and infrastructural development. Although litigation provides legally enforceable decisions, it frequently represents the least desirable means of resolving land

conflicts because of its adversarial nature and its tendency to damage long-term relationships among stakeholders. These challenges underscore the need for proactive measures that prevent land disputes from escalating into litigation.

In Nigeria, particularly in the South-Western region, rapid urbanisation, increasing land values, population growth, competing customary and statutory land tenure systems, and deficiencies in land administration have intensified the incidence of land-related conflicts. Ownership claims, unclear boundaries, historical distortions, family inheritance disputes, and institutional weaknesses continue to undermine effective land governance. Beyond their legal implications, these disputes discourage investment, impede infrastructure development, threaten food security, and weaken public confidence in land administration institutions. Reducing litigation arising from land disputes is therefore essential for achieving sustainable land management, economic growth, and social stability, while contributing to the attainment of Sustainable Development Goals (SDGs) 16 (Peace, Justice and Strong Institutions) and 17 (Partnerships for the Goals).

Previous studies have extensively investigated the causes, patterns, and resolution mechanisms of land disputes. Studies by Salau *et al.* (2020), Kalande (2011), and Sandra (2011) examined the typology of land disputes and appropriate dispute resolution strategies, while Aliyu *et al.* (2024) and Shiyanbola *et al.* (2024) analysed the spatial and temporal characteristics of land conflicts in Nigeria. Other researchers have demonstrated the growing importance of Geographic Information Systems (GIS), cadastral information systems, and digital land administration in improving land management and dispute resolution (Babalola *et al.*, 2023; Gebrie, 2024). Similarly, studies by Okudan and Cevikbas (2022) and Sascendian *et al.* (2020) evaluated the effectiveness and implications of alternative dispute resolution mechanisms, whereas Olademo *et al.* (2021) highlighted the significance of strengthening customary institutions in land conflict management. Collectively, these studies have advanced understanding of land dispute resolution; however, they predominantly focus on resolving disputes after they have occurred rather than identifying and prioritising strategic interventions capable of preventing disputes from escalating into litigation.

The increasing complexity of land administration requires decision-support techniques capable of accommodating multiple and often conflicting evaluation criteria. Multi-Criteria Decision-Making (MCDM) methods have therefore gained considerable attention for addressing complex planning and policy problems. Among these techniques, the Fuzzy Analytic Hierarchy Process (FAHP) has proven particularly effective because it integrates the hierarchical decision structure of the Analytic Hierarchy Process with fuzzy set theory, enabling uncertainty and expert judgement to be incorporated into the decision-making process. Recent bibliometric studies further demonstrate the growing application of FAHP in urban planning, environmental management, renewable energy, and infrastructure development, although its application to land dispute litigation remains limited, particularly within the Nigerian context.

Despite the substantial body of literature on land dispute resolution, there remains limited empirical research that systematically identifies, evaluates, and prioritizes measures capable of minimizing land dispute litigation before conflicts reach the courts. This knowledge gap is especially evident in developing countries where land administration systems are characterized by overlapping statutory and customary institutions. Addressing this gap, the present study integrates qualitative content analysis with the Fuzzy Analytic Hierarchy Process (FAHP) to identify the principal factors contributing to land dispute litigation and to prioritise mitigation strategies based on expert judgement. The resulting decision-support framework provides quantitative evidence to guide policy formulation, strengthen land administration systems, and promote sustainable conflict prevention in South-Western Nigeria and other jurisdictions facing similar land governance challenges.

This study makes three principal contributions to the literature on land administration and dispute resolution. First, it develops a comprehensive framework for identifying the major factors contributing to land dispute litigation in South-Western Nigeria through the integration of expert knowledge and qualitative content analysis. Second, it applies the Fuzzy Analytic Hierarchy Process (FAHP) to quantitatively prioritize mitigation strategies, thereby providing an evidence-based approach for supporting policy and investment decisions in land governance. Third, unlike previous studies that focus primarily on resolving land disputes after they occur, this research emphasizes proactive litigation prevention by identifying strategic interventions capable of reducing the likelihood of disputes escalating into formal judicial processes.

2.0 RESEARCH METHODOLOGY

2.1 Study Area

The study was conducted in South-Western Nigeria, comprising the six states of Lagos, Ogun, Oyo, Osun, Ondo, and Ekiti. The region is one of Nigeria's most economically vibrant zones and is characterized by rapid urbanization, high population density, increasing land values, and a dual land tenure system involving both customary and statutory institutions. These characteristics have contributed to the increasing incidence and complexity of land disputes across the region. Consequently, South-Western Nigeria provides an appropriate setting for investigating measures to minimize land dispute litigation. Although the study focuses on this region, the proposed framework applies to other jurisdictions experiencing similar land administration and conflict management challenges. The geographical location of the study area within the Federal Republic of Nigeria is presented in **Figure 1** below.

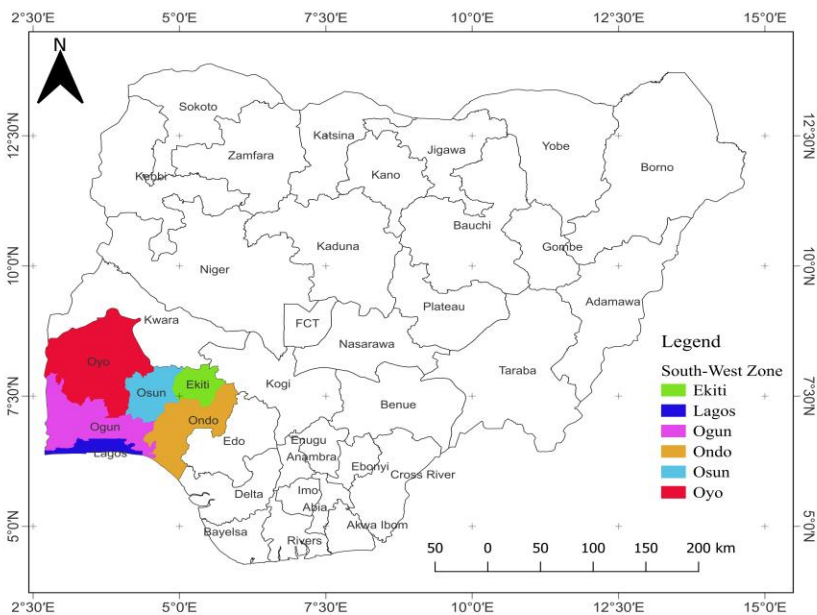


Figure 1. Map of study area. Source: QGIS 3.44.12 Solothurn (LTR) database with edition

2.2 Data Collection

This study employed both primary and secondary data sources. Primary data were collected through semi-structured interviews with fifty-four (54) experts selected using purposive sampling. The respondents comprised practising surveyors, government surveyors, lawyers, land administrators, and other professionals directly involved in land dispute resolution across the six South-Western states of Nigeria. Each participant possessed a minimum of fifteen years of professional experience in land-related disputes and litigation. The interviews sought expert opinions on the major factors responsible for land disputes, the circumstances leading to litigation, and practical measures for mitigating litigation.

Secondary data was obtained from peer-reviewed journal articles, conference proceedings, books, theses, official reports, and credible online media sources documenting land disputes within the study area. These sources complemented the interview data and provided additional evidence for identifying factors associated with land dispute litigation.

The qualitative information obtained from both primary and secondary sources was analysed using content analysis. The identified factors were subsequently organised into major criteria, sub-criteria, and alternative mitigation measures for subsequent prioritisation using the Fuzzy Analytic Hierarchy Process (FAHP).

2.3 Expert Evaluation

Following the content analysis, a structured pairwise comparison questionnaire was developed based on the identified criteria and mitigation alternatives. Eighteen (18) experts were selected from the interviewed participants through systematic sampling to complete the questionnaire. The respondents represented the major professional groups involved in land administration and dispute resolution across the study area.

The questionnaire employed Saaty's nine-point pairwise comparison scale expressed as triangular fuzzy numbers to capture uncertainty in expert judgments. The completed questionnaires constituted the input data for the FAHP analysis.

2.4 Fuzzy Analytic Hierarchy Process (FAHP)

The Fuzzy Analytic Hierarchy Process (FAHP) was adopted to prioritise the identified measures for minimising land dispute litigation. FAHP extends the conventional Analytic Hierarchy Process (AHP) by incorporating fuzzy set theory to accommodate uncertainty and vagueness in expert judgements. Consequently, it provides a more robust framework for multi-criteria decision-making involving qualitative assessments than the classical AHP (Buckley, 1985; Saaty, 1980).

The implementation of FAHP in this study followed five sequential stages:

1. Construction of the hierarchical decision structure consisting of the study objective, evaluation criteria, sub-criteria, and mitigation alternatives.
2. Development of fuzzy pairwise comparison matrices using triangular fuzzy numbers (TFNs) based on Saaty's nine-point linguistic scale as shown in Table 1.
3. Aggregation of expert judgements and computation of local priority weights.
4. Defuzzification of fuzzy weights and estimation of global weights for ranking the alternative mitigation measures.
5. Validation of expert judgements using the consistency ratio (CR).

The fuzzy pairwise comparison matrix is expressed as

$$F = [\hat{c}_{ij}]_{n \times n}, \quad (1)$$

Where $\hat{c}_{ij}$ is a fuzzy set representing the relative importance of criterion i over j . Its reciprocal, $1/\hat{c}_{ij}$, is equal to the relative importance of criterion j over i .

The global priority weight of each mitigation alternative was determined as

$$\text{Priority}_{Si} = \sum_{j=1}^n w_j \times p_j^{Si} \quad (2)$$

Where w_j is the weight of criteria/sub criteria j , P_j^{Si} is the priority of alternative with respect to criterion j , and n is the number of criteria/sub-criteria j

To evaluate the reliability of expert judgements, the consistency ratio (CR) was computed using

$$CI = \frac{\lambda_{\max} - n}{n - 1} \quad (3)$$

$$CR = \frac{CI}{RI} \quad (4)$$

Where CI is the consistency index, RI is the random index, $\lambda_{\max}$ is the maximum eigenvalue of the matrix, and n is the number of criteria.

The matrix is considered consistent if the contradictions among the pairwise comparisons are within the threshold, that is, CR is less than or equal to 0.10. (Saaty, 1980).

Table 1. Triangular fuzzy representation of Saaty's linguistic scale

Linguistic approximation scale (TFN) used			
Saaty scale	Linguistic term	TFN	Reciprocal TFN
1	Equal importance	1, 1, 2	(1/2, 1, 1)
3	Moderate importance	2, 3, 4	(1/4, 1/3, 1/2)
5	Strong importance	4, 5, 6	(1/6, 1/5, 1/4)
7	Very strong importance	6, 7, 8	(1/8, 1/7, 1/6)
9	Extreme importance	(8, 9, 9)	(1/9, 1/9, 1/8)

2.5 FuzzME Version 2.4 Software Implementation

The FAHP model was implemented using FuzzME Version 2.4, a non-commercial decision-support software developed for fuzzy multi-criteria analysis. The software was used to construct pairwise comparison matrices, compute local and global weights, evaluate consistency ratios, and rank the proposed mitigation strategies.

3.0. RESULTS AND DISCUSSION

3.1 Identification of Factors Responsible for Land Dispute Litigation

Content analysis of the semi-structured interviews and documentary evidence identified seven major criteria, thirty-seven sub-criteria, and seven strategic mitigation measures associated with land dispute litigation in South-Western Nigeria. These criteria represent the principal drivers of litigation as perceived by experienced professionals and stakeholders involved in land administration and dispute resolution. The identified factors provided the basis for constructing the FAHP decision hierarchy and subsequent prioritisation of mitigation strategies. The factors and mitigation measures are shown in Table 2.

Table 2. Identified criteria and mitigation measures

Main criteria	Sub criteria	Mitigation Measures
Ownership Dispute	Historical distortion, disrespect for culture, population pressure, political interference, customary land tenure conflict, and family land dispute	Judicial and Alternative Dispute Resolution (ADR) Reform
Unclear Boundary	Accurate survey, Land abandonment, Natural disaster, Outdated cadastral survey, and encroachment	Land Documentation and Registration
Violent Conflict	Poverty, wife/gender issues, drug abuse, economic injustice, youth unemployment, and herdsman-farmer clashes	Digital Land Information System
Land Grabbling	Development pressure, land use conflict, unclear legislation, criminality, speculative investment and political land acquisition	Community Land Banking
Land Speculation	Wealth accumulation, corruption, rapid urbanization and real estate boom	Public Orientation and Education
Informal Settlement	Lack of title, slum, illegal development, and poor planning implementation	Accurate Survey and Cadastral Update
Institution Failure	Weak land registry, official recklessness, poor enforcement of land law, and poor judiciary system	Customary Institution Strengthening

The identification of these factors corroborates previous studies that recognised land ownership, cadastral deficiencies, institutional weaknesses, and socio-economic conditions as major contributors to land disputes in developing countries. However, unlike earlier studies that primarily focused on dispute causes, the present study further prioritises these factors quantitatively and links

3.2 Relative Importance of the Main Criteria

Table 3. Main Criteria and Global Weights

Main criteria	Global weight	Rank
Ownership Dispute	0.4174	1
Unclear Boundary	0.2369	2
Violent Conflict	0.1335	3
Land Grabbing	0.0759	4
Institutional Failure	0.0468	5
Land Value	0.0447	6
Informal Settlement	0.0447	7

As shown in Table 3 above, the FAHP analysis revealed that Ownership Dispute is the most influential determinant of land dispute litigation, with a global weight of 0.4174. This indicates that ownership-related issues account for approximately 42% of the overall importance assigned to the factors responsible for litigation. The predominance of ownership disputes reflects persistent challenges associated with historical land claims, inheritance conflicts, overlapping customary and statutory tenure systems, and inadequate documentation of land rights.

This finding is consistent with previous studies that identified ownership uncertainty as the principal source of land conflicts in many developing countries. It further demonstrates that strengthening land registration systems and improving legal certainty regarding ownership are fundamental to reducing litigation.

The second-ranked criterion, Unclear Boundary (0.2369), contributes nearly one-quarter of the overall weight. Boundary disputes frequently arise from inaccurate cadastral surveys, obsolete survey records, poorly defined parcel boundaries, and encroachment. The result highlights the importance of modern cadastral mapping, geospatial technologies, and regularly updating land records in preventing disputes before they escalate into litigation.

Ownership disputes and unclear boundaries account for approximately 65% of the total criterion weight. This suggests that improvements in land documentation, cadastral surveying, and tenure administration would substantially reduce land dispute litigation in the study area.

3.3 Analysis of Major Criteria

Violent Conflict ranked third with a global weight of 0.1335, indicating that unresolved disputes frequently escalate into physical confrontation before reaching the courts. Factors such as poverty, youth unemployment, and drug abuse increase community vulnerability to violence and prolong dispute resolution. This observation supports previous research linking socio-economic deprivation with conflict escalation in sub-Saharan Africa.

Land grabbing ranked fourth (0.0759), reflecting increasing pressure on urban and peri-urban land resulting from rapid urbanisation, speculative investment, and political influence. Although its relative weight is lower than that of ownership and boundary disputes, its importance is expected to increase as urban expansion continues across South-Western Nigeria.

Institutional Failure, Land Value, and Informal Settlement received comparatively lower weights. However, these factors should not be interpreted as insignificant. Rather, they function as enabling conditions that intensify ownership disputes, boundary conflicts, and other litigation drivers. Weak land registries, inadequate enforcement of land laws, corruption, informal developments, and rising land values collectively reduce the efficiency of land administration systems and increase the likelihood of litigation.

3.4 Analysis of the Sub-Criteria

The analysis of the thirty-seven sub-criteria provides deeper insight into the underlying causes of land dispute litigation.

Among all sub-criteria, Historical Distortion recorded the highest global weight (0.2081), indicating that conflicting historical narratives, disputed inheritance, migration history, and traditional ownership claims

remain the dominant underlying causes of ownership disputes. The persistence of these issues demonstrates the need for comprehensive land documentation and historical verification during land registration.

Within the Unclear Boundary criterion, Accurate Survey emerged as the most influential sub-criterion (0.1295), underscoring the indispensable role of professional cadastral surveying in preventing boundary-related disputes. This finding reinforces the importance of geospatial technologies and modern cadastral information systems in strengthening land administration.

Similarly, Poverty (0.0513) was identified as the leading socio-economic factor contributing to violent conflict, while Weak Land Registry (0.0218) emerged as the most significant institutional weakness affecting land governance. These findings demonstrate that effective litigation reduction requires coordinated legal, technical, institutional, and socio-economic interventions rather than reliance on a single strategy.

3.5 Prioritisation of Mitigation Strategies

The FAHP analysis prioritised seven strategic interventions for minimising land dispute litigation in South-Western Nigeria. The ranking reflects the combined influence of the identified criteria and sub-criteria and provides a quantitative basis for policy formulation and resource allocation. The results are presented in Table 4.

Table 4. Ranking of Mitigation Strategies for Minimising Land Dispute Litigation

Rank	Mitigation strategy	Global weight
1	Judicial and Alternative Dispute Resolution (ADR) Reform	0.1596
2	Land Documentation and Registration	0.1574
3	Digital Land Information System	0.1525
4	Community Land Banking	0.1355
5	Public Orientation and Education	0.1350
6	Accurate Survey and Cadastral Update	0.1332
7	Customary Institution Strengthening	0.1269

The analysis indicates that Judicial and Alternative Dispute Resolution (ADR) Reform is the most effective strategy for reducing land dispute litigation, with a global weight of 0.1596. This result reflects the dominant influence of ownership disputes, which require accessible, efficient, and legally enforceable mechanisms for conflict resolution. Strengthening ADR institutions, modernizing court procedures, reducing delays in case management, and integrating customary dispute resolution with formal judicial processes would substantially reduce the volume and duration of land-related litigation.

The second-ranked strategy, Land Documentation and Registration (0.1574), directly addresses the principal causes of ownership disputes identified in this study, particularly historical distortions, undocumented land rights, and competing ownership claims. A comprehensive and transparent land registration system would improve tenure security, reduce uncertainty in land transactions, and provide reliable documentary evidence for dispute prevention and resolution.

The third-ranked strategy, Digital Land Information Systems (DLIS) (0.1525), demonstrates the growing importance of geospatial technologies in modern land administration. Digital cadastral databases, Geographic Information Systems (GIS), and integrated land information systems enhance the accuracy, accessibility, and transparency of land records, thereby reducing boundary ambiguities, administrative inefficiencies, and opportunities for fraudulent land transactions. This finding reinforces previous studies advocating the integration of geospatial technologies into land governance as a means of improving efficiency and reducing land-related conflicts.

The relatively close weights assigned to Community Land Banking (0.1355), Public Orientation and Education (0.1350), and Accurate Survey and Cadastral Update (0.1332) indicate that litigation prevention requires complementary interventions extending beyond legal reforms. Community land banking can reduce speculative acquisition and overlapping ownership claims, while public education improves awareness of land rights, legal procedures, and dispute prevention mechanisms. Likewise, accurate

cadastral surveys remain fundamental to resolving boundary uncertainties and strengthening land registration systems.

Although Customary Institution Strengthening received the lowest priority (0.1269), this should not be interpreted as evidence of limited importance. Rather, the result reflects the comparatively lower contribution of customary institutions to the dominant ownership-related criteria within the FAHP model. In practice, customary institutions continue to play a critical role in local dispute resolution, particularly in rural communities, where they often provide the first point of contact for conflict management. Consequently, strengthening customary institutions should complement, rather than replace, formal judicial and administrative reforms.

The relatively narrow range of weights (0.1269–0.1596) suggests that no single intervention is sufficient to minimize land dispute litigation. Instead, an integrated strategy combining legal reform, land registration, digital land administration, cadastral improvement, community participation, and institutional strengthening offers the greatest potential for sustainable conflict prevention.

3.6 Consistency Analysis of Expert Judgements

The reliability of the pairwise comparison matrices was evaluated using the Consistency Ratio (CR). The results are presented in Table 5.

Table 5. Consistency Ratio (CR) of FAHP Comparison Matrices

Comparison Matrix	CR	Decision
Main Criteria	0.0889	
Ownership Dispute	0.1492	Acceptable
Unclear Boundary	0.0921	Above Threshold
Violent Conflict	0.0619	Acceptable
Land Grabbing	0.0498	Acceptable
Land Value	0.0603	Acceptable
Informal Settlement	0.0439	Acceptable
Institutional Failure	0.0054	Acceptable

Acceptable threshold: CR < 0.10

The consistency analysis confirms the reliability of the expert judgements used in the FAHP model. Seven of the eight comparison matrices satisfied the recommended consistency threshold of CR < 0.10, indicating a high level of agreement among the experts and supporting the robustness of the prioritization results.

The Ownership Dispute matrix produced a consistency ratio of 0.1492, slightly exceeding the recommended threshold. This outcome is understandable given the complexity of ownership-related issues in South-Western Nigeria, where historical land claims, inheritance practices, customary tenure arrangements, political interference, and population pressure are highly interrelated. Distinguishing the relative importance of these factors is inherently challenging, even for experienced professionals.

Rather than invalidating the findings, the elevated consistency ratio should be interpreted as reflecting the multifaceted nature of land ownership disputes. Similar challenges have been reported in other FAHP applications involving complex socio-legal systems, where expert judgements are influenced by multiple interacting variables. Consequently, the ownership-dispute results were retained because they represent informed expert opinions and remain consistent with the qualitative evidence obtained through the interviews.

Nevertheless, future studies may improve consistency by increasing the number and diversity of experts, adopting iterative Delphi-based consultations before pairwise comparisons, or comparing the results with alternative multi-criteria decision-making techniques such as the Best-Worst Method (BWM), DEMATEL, or the Analytic Network Process (ANP).

3.7 Policy Implications

The findings of this study provide a practical decision-support framework to reduce land dispute litigation and strengthen land administration in Nigeria. The prioritization of mitigation strategies offers empirical evidence that can assist policymakers, land administrators, judicial institutions, and development partners in allocating resources towards interventions with the greatest potential impact.

The results indicate that reform efforts should focus primarily on strengthening judicial and Alternative Dispute Resolution (ADR) mechanisms, improving land documentation and registration systems, and accelerating the development of digital land information systems. These interventions should be complemented by periodic cadastral updates, public awareness programmes on land rights and dispute prevention, community-based land management initiatives, and institutional reforms that enhance transparency, accountability, and service delivery within land administration agencies.

Beyond South-Western Nigeria, the proposed FAHP-based prioritization framework provides a transferable decision-support model that can be adapted by other developing countries experiencing similar land governance challenges. By integrating expert knowledge with multi-criteria decision analysis, the framework offers an objective basis for policy formulation, investment prioritization, and institutional reform aimed at achieving sustainable land governance and reducing litigation.

4.0. CONCLUSION

This study developed and applied a Fuzzy Analytic Hierarchy Process (FAHP)-based decision-support framework to identify and prioritise measures for minimizing land dispute litigation in South-Western Nigeria. By integrating qualitative content analysis with expert-based multi-criteria decision-making, the study identified seven major criteria, thirty-seven sub-criteria, and seven strategic mitigation measures that collectively influence the occurrence and escalation of land disputes into litigation.

The analysis revealed that Ownership Dispute and Unclear Boundary are the two most influential drivers of land dispute litigation, accounting for approximately two-thirds of the overall criterion weight. At the sub-criterion level, Historical Distortion and Accurate Survey emerged as the most significant underlying factors, highlighting the importance of secure land rights, reliable cadastral information, and effective land administration. Among the proposed mitigation strategies, Judicial and Alternative Dispute Resolution (ADR) Reform, Land Documentation and Registration, and Digital Land Information Systems were identified as the three highest-priority interventions.

The study contributes to the literature by moving beyond conventional analyses of the causes and resolution of land disputes to provide a quantitative framework for prioritising litigation-prevention strategies. The integration of qualitative content analysis with FAHP demonstrates the usefulness of multi-criteria decision-making techniques in addressing complex land administration challenges characterised by uncertainty and multiple stakeholder perspectives.

From a policy perspective, the findings underscore the need for an integrated approach that combines legal reform, secure land registration, digital cadastral systems, institutional strengthening, accurate surveying, and community participation. Such a coordinated strategy would improve tenure security, enhance transparency in land administration, reduce the incidence of land-related conflicts, and support sustainable socio-economic development.

Although the consistency analysis confirmed the reliability of most pairwise comparison matrices, one ownership-dispute matrix marginally exceeded the recommended consistency threshold. Furthermore, the study relied on expert judgement within South-Western Nigeria, which may limit the generalisability of the findings. Future research should therefore expand the geographical scope of the study, incorporate a broader range of stakeholders, validate the prioritisation framework using empirical litigation records, and compare the performance of FAHP with other multi-criteria decision-making techniques such as DEMATEL, the Best-Worst Method (BWM), and the Analytic Network Process (ANP).

Overall, the proposed framework provides a robust, transparent, and evidence-based tool for supporting policy decisions aimed at reducing land dispute litigation and strengthening sustainable land governance in Nigeria and other jurisdictions facing similar land administration challenges.

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Author Declaration

The author declared that there is no conflict of interest regarding this publication. The research is purely academic and scientific effort toward supporting efficient Land administration and effective Land governance in south-western Nigeria and other similar regions of the world.

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