

Title: Informal Land Market: Alternative Approach to Sustainable Mass Residential Housing Provision in South-Western Nigeria.

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Abstract: The paper examine reasons for the failure of earlier land policies from literature on one hand and why informal land policies from literature on one hand and why informal land markets continue to flourish by the day in Nigeria. The paper identified instability in government as a result of political intolerance among politicians in power coupled with limitations placed on rights and privileges of the native land owners by the enactments of the Land Use Decree of 1978 as the major causes of the continuous growth of informal land markets. The paper concludes that reforming the informal land market system in Nigeria is a question of political will rather than technical approach in the interest of the masses.