

**PHYSICAL PLANNING IMPLICATIONS OF
ACCESS TO RESIDENTIAL LAND AND
LEGAL SECURITY OF TENURE IN LAGOS
METROPOLIS, NIGERIA. (6438)**

BY

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INTRODUCTION

★ **Land accessibility is vital to efforts at achieving sustainable development of the human settlements.**

Urban residents should possess;

i. reliable degree of security of land tenure that guarantees legal protection against forced eviction, harassment and other threats (United Nations, 1992);

ii. adequate access to land on a secured tenure basis without any fear of intimidation.

iii reduction of widespread conditions of insecurity of land tenure experienced by Urban poor due to frustrating procedure staged-managed by quacks (touts) and government officials for selfish end.

★ **Urban land governance is concerned with the way in which land is managed and how the competing priorities and interests of individuals and groups are reconciled.**

CONCEPTUAL FRAMEWORK AND LITERATURE REVIEW



Concept of Housing Rights

It states that everyone has the right to a standard of living adequate to health and well-being of himself or herself and of his or her family which include legal security to ensure, affordability, habitability, availability of materials, services and infrastructure, accessibility, location and cultural adequacy (Olatubara, 2003).

Concept of Sustainable Development

Sustainable development involves concerted efforts to protect the environment (The World Bank, 1996; 2003).

It includes sustainable economic and social development, especially the conversion of natural/endowed resources into productive assets, to promote and improve quality of life of the people.

3

THE STUDY AREA: LAGOS METROPOLIS

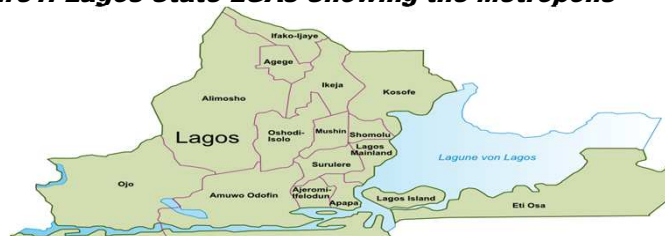
Geographical Location and General Characteristics

The Lagos metropolitan areas cover the 16 urban local government areas that make up the Lagos metropolis as identified by the World Bank (2005).

Based on the United Nations (UN) projection of population growth by the year 2015, Lagos should become the world's third most populous city (IBLL, 1988).

It is expected therefore, to observe unusual pressure leading to unprecedented demand for land (Agbola and Agunbiade, 2007) and legal security of tenure.

Figure 1: Lagos State LGAs Showing the Metropolis



4

RESEARCH FINDINGS

1. Sources of securing Residential Land

63.9 % secured theirs from Private Informal
18% from Public Formal
10.8 % from Private Formal
7.3 Ratified Areas

2. Time Taken to Acquired Residential Land

15% took 1 to 4 wks; **16.1 %** took 5-12 wks;
25.6 % took 13-24 wks; **17.5%** took 25-48 wks;
13.5 % took 49-72 wks; **12.3 %** took over 72 wks

3. Initial Cost of Residential Plot (₦)

15.3% bought their plots less than N200,000.
36.2% " " " N200,000 & N500,000
17% " " " bet N500,001 & N1 mill
21.8 % " " " bet N1.1 & N3 mill
8.6 % " " " bet N3 & N10 mill
1.1 % " " " over N10 mill

4. Pattern of Access to Legal Security of Tenure

27.1 % obtained mere cash receipt from the vendors.
4.8 % No paper whatsoever
27.5 % obtained C of O on Private Land
11.2 % obtained Deed of Conveyance (i.e. before 1978)
10.3 % obtained C of O on State Land

5

Implications of the Findings

- (a) Poor households are left to build whatever type of dwelling they can afford without conforming with planning regulations.
- (b) Residents of informal/illegal houses live in life and health-threatening buildings (very poor housing conditions; lack adequate provision for safe & sufficient water for sanitation, drainage & removal of garbage (see Plate 1)
- (c) Promotion of quackery in building industry e.g Building approval process; construction of substandard structures etc
- (d) Illegal sales of land and promotion of land speculation.

Plate1: Illegal structures in part of Ijora, Lagos



6

Recommendations and Conclusion.

○ **Formulation of land management policy that would encourage good and effective titling benefits both for the present generation and posterity is a necessity.**

○ **The ‘OMO ONILE’ Syndrome should be curbed before it becomes a national problem.**

○ **The planning approval procedure in Lagos State needs to be made less cumbersome to eliminate the infiltration of quacks.**

○ **Additional physical planning staff amongst others should be recruited and equipped with relevant monitoring facilities.**

○ **Government at all levels should promote the ‘Site and Service Scheme’.**

Existing informal and illegal settlements should be regularised and given face-lift with ‘human face’ and guarantee security of tenure to existing residents.

7

THANK YOU FOR LISTING