

XXV International  
Federation of Surveyors  
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2014

# **XXV FIG CONGRESS KUALA LUMPUR, MALAYSIA, 16-21 JUNE 2014.**

**THEME:  
ENGAGING THE CHALLENGES, ENHANCING THE  
RELEVANCE**

## **THE DILEMMA OF RESTRUCTURING THE LAND GOVERNANCE SYSTEM IN NIGERIA**

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# INTRODUCTION

- Land is an invaluable factor of production and a source of wealth.
- Land governance is concerned with decisions about access to land and its use
- It is also concerned with the method of implementing the decisions with regard to competing interests.
- The system of land governance affects the level of socio-economic development of a nation.
- Good land governance is key to national growth, national security and stability

# OVERVIEW OF LAND GOVERNANCE IN NIGERIA

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- The prevailing land tenure system is essentially statutory and it provides the legal basis for governance activities
- Private conveyancing exists but attracts less premium.
- About 30% of the States (36 States) in addition to the Federal Capital Territory and Federal Government, have initiated improved land governance, mainly computerization and application of GIS/LIS
- The Federal Government is piloting a National land reform and titling programme through the Presidential Technical Committee on Land Reform.

# EFFORTS TO IMPROVE LAND GOVERNANCE IN NIGERIA

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- Land Use Act introduced in 1978 was then revolutionary
- Restructured and unified tenure system
- Effectiveness of its implementation has been affected by poor understanding of provisions.
- Current effort by Govt. is to standardize operations in land administration, establish appropriate infrastructure and undertake inventory of land holdings across the country.

# THE ESTABLISHMENT OF THE LAND REFORM COMMITTEE

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The Committee was established to entrench a reform programme that will:

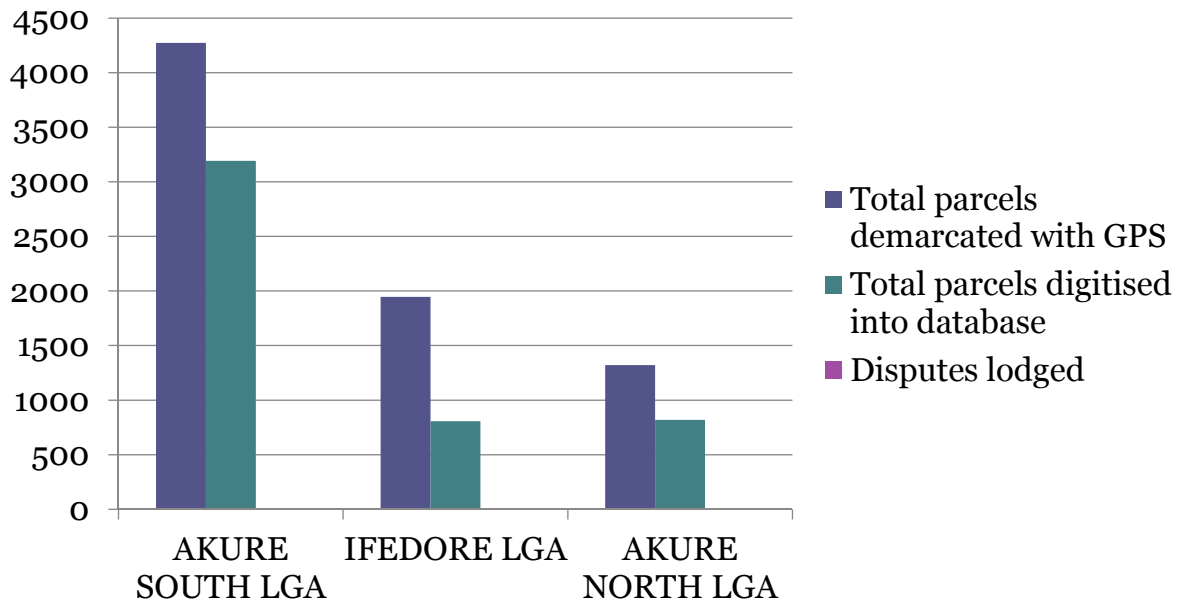
- Facilitate easy access to registered Certificate of Occupancy
- Ensure land tenure security and facilitate hitch-free land transfers and subsequent transactions
- Optimize the use of land as a source of revenue to both Government and individuals
- provide basic information on land-use development and build up a proper national cadastral database
- Strengthen the economic base of land holders.

# IMPLEMENTATION OF PILOT PROGRAMME

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- The PTCLR is currently implementing Systematic Land Titling and Registration as a pilot land reform programme
- SLTR works to comprehensively record all types of land uses and the holders within a declared area
- Record collection in the field is jointly undertaken with the cooperation of adjoining owner(s)
- The pilot projects are being implemented in five Local Government Areas spread over two States.
- Target of pilot project is 5,000 parcels per Local Government in one or two wards within 6 months.

## PROGRESS REPORT OF SLTR IN THREE LGAs FROM NOVEMBER 2013-MARCH 2014



## BENEFITS OF STLTR (1/2)

- It is an inclusive, transparent and participatory approach to land titling
- Litigation is reduced to the barest minimum
- A large volume of titles are brought into the Registry's database.
- Data capture process is simplified

## BENEFITS OF STLR (2/2)

- Titles are delivered quickly at low cost
- Comprehensive inventory of parcels are made available to Government
- Dispute resolution simplified
- It provides a common tool for standardizing land titling and administration
- Data sharing among relevant departments is made easy
- Base map provides invaluable data for valuation

## DILEMMAS

- Any attempt to restructure any operation in land is viewed with suspicion because land is socially embedded in Africa, as in many other nations
- Dilemmas arise from political, social, technological, technical, institutional and other impinging factors.

# POLITICAL DILEMMA

- Political leaders are unwilling to allow anything that would erode their authority and influence
- The stakeholders are sceptical of reform efforts because Government officials and traditional rulers use land for political advantage
- Interfacing and convincing stakeholders of the advantages of the reforms is beyond political statements
- Extra time is required to assuage politically motivated biases
- Assurances and guarantees are literally extracted before field work could be done
- Heavy and consistent enlightenment required.



## COMMUNITY AND OPINION LEADERS JOIN IN SENSITIZATION



## SOCIAL DILEMMA

- Land holders who depend on the land for agriculture demand an assurance that they would not be dis-enfranchised
- The cost of securing an alternative site after losing present holding could be high and in some cases unaffordable
- The chances of being compelled to pay fees, even if low, is difficult to accept
- To extract cooperation, a lot of sensitization is required.

## TECHNOLOGICAL DILEMMA

- Technology is not appropriately matched with capacity to use
- Poor access to internet facilities to share data on/from public infrastructure
- Appropriate institution to monitor standards for empirical data used under different situations not guaranteed on ground
- There are often divergent choices of software and hardware which may affect system integration and data sharing



## TECHNICAL DILEMMA

- Different professionals in the land sector make effort to ensure that their professional inputs are not relegated
- Agreeing on standards and format for data to be used become an issue

## INSTITUTIONAL DILEMMA

- Necessary institutions that would facilitate the operations may not be functional at the start of the project
- Relevant manpower to take over is required
- Registries need to be established and manned at the appropriate levels to manage data generated.
- Other units and offices required within the institutions need to be duly established. (e.g. Land Use Allocation Committee; Land Use Advisory Committee)
- In their absence data collation and management remain ineffective

## DILEMMA OF FUNDING

- Funding for the Pilot projects has mainly come from the Federal Government, with support from Development Partners
- States need to adopt and support the project.
- Prospects of investing funds from the revenue generated from title processing would go through bureaucratic process

## CONCLUSION 1/2

Where properly restructured, good land governance will:

- All the political, technological and social support to succeed
- Provide title to land holders.
- Be a factor to unlock wealth for a large number of holders
- Strengthen national property market
- Provide property inventory for land management and other purposes

## CONCLUSION 2/2

- Provide Government with a source of revenue
- Bring transparency in land allocation and use
- Contribute to poverty alleviation
- Engender political security and stability
- Encourage economic growth

THANK YOU FOR  
YOUR ATTENTION.

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