

Nigeria is endowed with a vast expanse of land measuring 923,768 square kilometers and an estimated population of almost 150 million with an annual population growth rate of 2.50%.

 A characteristic feature of this population growth has been the ever increasing rate of rural-urban migration.

CHALLENGES IN LAND INFORMATION SYSTEM IN NIGERIA

- From pre-colonial era to the inception of Land Use Act Cap 5 of 2004 in Nigeria, land information still remains complex and diverse inspite of positive plethora of legislations such as:
 - the Land and Native Rights Proclamation Law of 1910;
 - State Lands Act Cap 45 of the Laws of the federation of Nigeria and Lagos;
 - Crown Land Law of Western Nigeria;
 - ■the Land Tenure Law of 1962;
 - Registration Land Act of 1965;
 - ■Public Land Acquisition Miscellaneous Provision Decree 33 of 1976 and
 - □ Federal Lands Registry (Miscellaneous Provision)
 Decree No.7 of 1992)

LAPS – Land and Property System Present Experience in Nigeria



LAPS was implemented in the following States in Nigeria:

- Bayelsa
- Plateau
- Niger
- Benue
- Kwara
- Nasarawa
- Bauchi
- Lagos
- Rivers

Each project included implementation of:

- Network and satellite internet
- Hardware installation
- Customized LAPS software
- Data gathering and processing
- Training, support and maintenance



Oct 2010 - Commissioning of PLAGIS by President Goodluck



Oct 2011 - Commissioning of NIGIS by President Goodluck



Background

"30% of a developed country economy is based on real-estate transactions" (Source – world bank)

Land titling and registration unlock DEAD CAPITAL in land

Our target - To guarantee title to land and engender confident market transactions in landed properties



LAPS highlights

- LAPS can issue New Titles, process Re-Certification of Existing Titles and handle Sub-Transactions such as Sub-Lease, Assignment, Mortgage etc.
- The system enables easy Storage, Retrieval and Processing of titles. Auditing and accounting Reports can automatically be generated and Legal Searches can easily be conducted
- A GIS (Geographic Information System) integrated module enables linkage between the Geographical plot of land boundaries and its ownership information
- Advanced billing module provides an intuitive tool to manage all land related financial transactions
- LAPS is the only system in Nigeria which was implemented both in Federal level (FELIS) and in 9 States so far: Kaduna, Benue, Kwara, Plateau, Nasarawa, Niger, Bauchi, Bayelsa, etc



System benefits

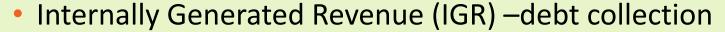
- Support resolution of land disputes and encroachments which were normally resort in legal disputes in the past
- Increase the state revenue generation
- Boost the economy for both banks and individuals through mortgage and real-estate loans
- Speed-up the process of land related transactions
- Support town planning, development control and industrial development

Challenges for best practice



Implementation: fear of change, acceptance of computerized systems, definition of new roles and taking ownership on the system and content

Build citizens trust





Legal Framework – traditional rulers cooperation

Infrastructure – Internet and electricity

R&D – flexible design to fit Nigeria requirements

Manpower and capacity building – Handing over to operations, Motivation plans!

PPP model – Maintenance & support

The LAND SWAP initiative involves the ceding of some proportion of land to investors for the purpose of providing infrastructural for the benefit of the people:

- □Restricted only to the FCT;
- □Under the initiative, 3302.49 hectares of land is expected to be seen as a chattel for infrastructural development in 23 districts in the FCT.

oThe	land swap is nevertheless without its
bottle	necks:
	□Force eviction;
	☐ Compulsory resettlement;
	☐ Unjust compensation.
oThe	envisaged benefits of this swap initiative are:
	☐ To fast track infrastructural provision and
	wade-off the pressure on public utilities and
	housing precipitated by alarming population
	growth;
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☐ The distributional objectives of the land swap in terms of profit sharing between the investors and government (60:40 basis); □Unlocking dead capital by freeing up lands for development; □ Reduction in governmental budgetary spending on public infrastructure in the FCT.

Summary

- ✓ Land registration is a basic element in the foundation of a state/country.
- ✓ computerization of the Land Registry and titling process has a major role in creating a unified and harmonized land depository at both the state and nation levels.

THANK YOU