

# **Reform in Cadastre and Land Administration in Nigeria-Coping with Challenges in Development**

**Chuka Edward OBOLI and Anne Omesiri AKPOYOWARE, Nigeria**

**Keywords:** Land Reform, Cadastre, Land Administration, Nigeria

## **SUMMARY**

Spatial as well as attribute data are key requirements for the development of infrastructure. Large scale maps facilitate land administration but the level of cadastral mapping in Nigeria is very low and mostly prepared in analogue format. The focus now is tending towards technological reform leading to use of electronic/digital system. This paper discusses the Cadastre and Land Administration in Nigeria with respect to the Land Reform programme which is one of the key areas of Mr President's seven point agenda. This paper would therefore review the status of the cadastre and land administration in the country to ascertain how they are coping with the challenges in development. With regard to Nigeria's new administration's 7-point agenda, Land Reform which is critical to its realisation would ensure equitable use of the nations land resources for socio-economic development. Infrastructural development should be based on current land data. Procedures to improve the land data-handling and recording system are recommended. Also highlighted are the envisaged contribution of the Land Reform Agenda to Development in the country as well as the challenges of implementation. The steps to be taken in the implementation of the Land Reform and other actions being proposed by the government as a way forward in meeting with the challenges of development in Nigeria are finally underscored.

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## **1. INTRODUCTION**

Nigeria is a vast country with an area of about 923,000 sq Km, and a population of over 140 million. The country is administered in 36 states and a Federal Capital Territory which hosts the Central or Federal government. Surveying and Mapping is a service that is fundamental to physical and socio-economic development of any nation and Nigeria is not an exception. Most well mapped countries are economically and technologically developed. Surveying and Mapping data are required for development planning such as for the design and construction of roads, railways, airports, waterways, industrial and housing estates, farm settlements and other economic and physical infrastructures. Surveying and Mapping also facilitate monitoring and effecting the solution to desertification, erosion, flooding, pollution and other land degradation. Nigeria and her citizens need to benefit more from Cadastral surveying as it aids poverty alleviation and revenue generation being that the products are registrable instruments attached in land title documents to enable them to be used as collaterals to procure mortgages, and for other legal and financial transactions.

## **2. STATE LAND REFORMS**

### **2.1. JUSTIFICATION FOR LAND REFORM IN THE STATES**

This can be found in the lack of spatial information needed for planning and provision of access to land.

- Dire need for information for land management
- Dearth of up-to-date data - accumulation of disparate data, highly fragmented and low in integrity and cannot be electronically processed.

In the words of the World Bank, land reform is “concerned with changing the institutional structure governing man’s relationship with the land, involving intervention in the prevailing pattern of land ownership, control and usage in order to change the structure of holdings, improve land productivity and broaden the distribution of benefits” (World Bank, 1996). Parsons (1996) defines land reform as the aggregate of ideas and courses of action designed to resolve tenure problems. His viewpoint is generally in line with the one expressed by the World Bank.<sup>i</sup>

Some level of modernisation and reforms are on going in some states in Nigeria to ensure effective and more efficient administration of the land to bring it to optimum use and benefits. There is merit in involving surveyors, and geodesists in the computerization exercise in view of the need to address problems of reference framework and zones transformation issues which naturally arise as data entry in the GIS oriented system increases and working across the UTM zones in the country covered by zone 31, 32, 33 in the vast land mass of Nigeria.

Throughout the nation, at Federal and state levels as well as in the Federal Capital Territory various steps have been taken to improve Surveying and Land administration. At the

Federal level, the Federal Land Information System (FELIS) has been set up to facilitate land transactions and administration while Abuja Geographic Information System (AGIS) was introduced in the Federal Capital Territory (Abuja) under an electronic data capture scheme. In Lagos State attention is being paid to registration of Land titles, business enterprise identification while standardization was given high priority. Other states that have taken a bold leap forward to modernize land administration include Ogun, Benue, Anambra, Kano, Ondo, Cross River, Enugu and Delta. Various sectors of the Nigerian economy are embarking on projects and programs towards Vision 2020. This is a long term aspiration to place Nigeria among the top twenty economies of the world by year 2020. The relevance of surveying to this Vision is in the provision of geospatial data which is key to development through adequate mapping of the country. In Nigeria further reforms envisaged include system restructuring, institutional and policy changes, value reorientation and appropriate regulatory framework. To facilitate good governance and speed up development, reforms are on-going in the way elections, civil service, financial and monetary matters as well as in other social jurisdictions are conducted.

### **3. CADASTRAL SYSTEM**

The basic building block of any successful land reform is the Cadastral survey dataset. The problems of Cadastral Survey in Nigeria can be traced to the operation, funding and public perception of the need or its desirability. Funding has a great role to play since it has a direct impact on the mode of operation. There is a distinct lack of dynamic cadastral maps as well as dearth of up-to-date, accurate and properly densified ground control system in the country.

The Cadastral surveying problem in implementing the land reform agenda is how to meet the requirements of the legal cadastre with maximum efficiency and minimal cost. The low government budgetary allocation accorded to surveying and mapping has not improved the situation. Survey Laws and regulations of Nigeria were made to ensure a uniform and standard survey practice and to control the surveying profession. Before the advent of the Land Use Act of 1978 there were different methods of land registration recognized in the country which include statutory right of occupancy, customary right of occupancy and title registration. However the implementation of the Act has increased the need for survey. A World Bank study on Africa showed that “if no dispute occurs, the process of land registration takes an average of 15 to 18 months and that normally a period of two to seven years is not uncommon. This lengthy and costly procedure means that tens of thousands of land titles are usually pending. In some of the states in Nigeria this situation still prevails.

#### **3.1. STATUS OF CADASTRE AND LAND REGISTRATION PROCEDURES IN NIGERIA**

Formal recording of rights and interests in land started with the British Colonial Administration in 1863 (with the land registration law) because of European economic and social ideas. Initially, only the former Capital city of Nigeria, Lagos with its environs was covered by the Land Registration Law, but it was later extended to other parts of the country by the “Registration Ordinance” No. 2 of 1894. The current law guiding land administration in the Federal Republic of Nigeria is the Land Use Act (Decree No.6 of 1978). The law adopted the nationalisation of all lands in Nigeria as introduced by the Land Tenure Law of

1962 (of the old Northern Region). Under the law, all lands within a State (except land belonging to the Federal Government and its agencies) are vested in the Governor of that State who holds the land in trust for all Nigerians. This dispensation was expected to encourage land acquisition and transfer as well as facilitate development with access to land. However the Act restricts the size of land permitted for development in the urban areas to half an hectare per person. The inclusion of the Land Use Act in the constitution of the country by the last military administration before the transition to democratic rule in 1999 makes the review and modification of the Act very difficult due to the constitution requirement of two/third majority in all State and Federal legislative houses for an amendment to be made. Changes in the Land Use Act can only be realized in a constitutional review which is now being pursued. The procedure of obtaining a Certificate of Occupancy is expensive and time consuming despite efforts to minimize the time of production. The surveyor is involved in data acquisition and maintenance of the datasets. He is responsible for the production of the survey plan required to be attached to the legal instrument for registration of titles. Before and after the Colonial rule in Nigeria, manual record keeping was in use by all land related sectors in Nigeria. This was maintained by keeping of records, maps and data in files and cards in analogue format. The files are stored and retrieved by manual tracing. Available records are related to people who have carried out some processing for documentation of rights on the land which is mainly in urban areas. There is little information about unregistered parcels of land.

Survey and Mapping is on the concurrent legislative list in the Constitution of the Federal Republic of Nigeria. The challenges of national land administration therefore include: problem of control due to state autonomy since each state is permitted to legislate individually on mapping issues and on the selection of systems. This underscores the dire need for coordination, harmonization and standardisation within the surveying and mapping sector. The dearth of suitable indigenous technical expertise could be attributed to low level of training and capacity building programmes; high financial requirements and the paucity of technical support for the implementation of modernisation programmes. The result is the low level of activities in mortgage transactions, land and property markets because of the absence of title documents to land to a significant extent. Lack of use of appropriate technology affects efficiency in surveying and mapping industry in Nigeria in both public and private sectors.

In Cadastral reforms there is, surveyors need to ensure the following in the system:

- It should be simple and effective
- Adaptable to changes in population
- Provide access to land and security of tenure
- Cover all federal, state and private lands
- Be part of the National Spatial Data Infrastructure<sup>ii</sup>

There are efforts at improving the Cadastre and modernising land administration in some parts of the country. Examples can be seen in Lagos, Kano and Enugu states as well as Abuja, FCT. In Lagos State the Electronic Document Management Systems (EDMS) was launched to provide services in the improved land registry. Most of the records pertaining to titles on landed property for urban lands where documentation exists have been converted to digital

format and the Land Registry has completed computerization of its records. In the Federal Capital Territory (FCT) the Abuja Geographic Information System, AGIS was set up in 2004 to serve as a Spatial Data Infrastructure for Abuja. Thus AGIS is expected to assist in conflict resolution in plot allocation and innovation in land registration. On 25th May, 2006 Enugu State commissioned the State's computerized land registry called Enugu State Land Information Management Service (ESLIMS).

#### **4. REFORMS IN LAND ADMINISTRATION**

In a bid to improve the system the immediate past President of the Federal Republic of Nigeria shortly after assuming office in 1999, directed the computerisation of all Federal Government lands and land records. In implementing the Presidential directive, Nigeria has been collaborating with Her Majesty's Land Registry (HMLR) for professional and technical support to improve our land administration system through the defunct Federal Ministry of Environment, Housing and Urban Development (FMEHUD). To ensure efficiency in our national land administration, the Federal Government has established a computerisation programme for all lands held and allocated by Federal Government under the Federal Land Information System (FELIS). Similar computerisation projects have also been established by the authorities of the Federal Capital Territory (Abuja), and the governments of Lagos, Enugu, Abia, Benue and Ondo States for records of lands allocated within their territories. To facilitate the harmonisation of land administration practices nationwide a National Technical Development Forum (NTDF) on Land Administration was inaugurated by Government. In order to hasten property rights transfer, the former Federal Ministry of Environment Housing and Urban Development introduced a band of value system for different categories of landed properties to reduce transaction time. A 21-day Minister's Consent is in view as against the present average of about three months.iii

The UK Government's Department for International Development (DFID) is supporting the reform of Nigeria's land registration processes under the auspices of its Security Justice and Growth Programme. The British Council supported by Her Majesty's Land Registry are providing both practical and technical assistance to a number of Nigeria's State Lands Bureaux in order to improve physical security of records and buildings, enhance organisational capacity, and encourage greater participation in land markets. The provision of such assistance is seen as a pre-requisite to the promotion of greater confidence in land markets and to boost economic development.iv

#### **5. CHALLENGES IN DEVELOPMENT IN NIGERIA AND HOW THE REFORM WILL FACILITATE IT**

The lack of suitable large scale maps makes it difficult for design and planning for provision of necessary utilities like roads, water, sewage, electricity, health and educational facilities. In cases where they are provided they are mostly inadequate and not properly managed. Planning for a better environment where people can live and work satisfactorily is very difficult for government. Funding has been inadequate at both Federal and State levels. Manpower development has not kept pace with changing technology and a gap exists in

technology even with the procurement of some modern equipment. In the current situation, out of more than 120 urban centres, and 774 local government headquarters less than 10 cities/centres and 20 local government headquarters have up-to-date large scale maps. This situation has affected development projects and planning nationwide at all levels. The Electricity Corporation of Nigeria (ECN) was established by Ordinance No.15 of 1950 and was responsible for controlling all the existing diesel/coal isolated power plants (undertakings) all over the country. After about twenty two years, Decree No. 24 of 1st April, 1972 merged the Niger Dams Authority (NDA) with ECN to give birth to the National Electric Power Authority (NEPA). NEPA, the state-owned outfit enjoyed virtually integrated monopoly, controlled about 94% of the generation capacity and 100% of the transmission, system operation, distribution and marketing sectors of the industry. In 2004, as a result of the reform programme of Government, Power Holding Company of Nigeria (PHCN) established after NEPA was unbundled into six generation companies, one transmission and eleven distribution companies.

There is a serious gap between electricity power demand (estimated at 10,000mw in 2005, forecast to rise to 20,000mw in 2010) and supply. The installed capacity is about 6,000mw while the maximum load, ever recorded was estimated as 3,083mw. Constant power supply is not yet guaranteed, but the present government is tackling the problem headlong and investment in the power sector is increasing by leaps and bounds.

## GOVERNANCE

Good governance refers to the manner in which power is exercised by government in managing a country's social, economic, and spatial resources.<sup>v</sup> The following qualities have been identified (adapted from FAO 2007): Sustainable and locally responsive, legitimate and equitable, efficient, effective and competent, transparent, accountable and predictable, participatory providing security and stability and dedicated to integrity. Since good governance is a cornerstone in development, surveyors need to be more active in politics to be leaders and make the required changes.

- Challenges of Governance; Good governance stemming corruption, attitudinal change in leadership; the deplorable state of the Cadastre and Land Management has impacted negatively on governance in Nigeria. Land use administration is poor. Activities on land are carried out with inadequate data and organization which has led to poor utilization of the land. Collection of taxes and other revenue from land is not properly monitored. Government does not receive due revenue since citizens do not pay appropriate land taxes as a result of the poor cadastre. The land and immovable landed property are not properly evaluated.<sup>vi</sup>

The previous Military administration wanted the Land Use Act to serve as an over-riding law on land matters hence it ensured that it was entrenched in the Constitution of the country. To change or amend this decree would require a review of the constitution which would involve the National and State Houses of Assembly. In view of the inadequacies of the Land Use Act many experts and professional bodies have called for a review of the law. A suggestion has been made to withdraw the Land Use Act from the constitution so that various stakeholders and experts can review it. Other challenges being contended with include;

- Capacity building especially human capacity: Effective Implementation of global computerization would require capacity building in terms of continuous

manpower training and development as well as the provision of essential technological environment. The Surveyors Council of Nigeria (SURCON) and Nigerian Institution of Surveyors (NIS) could offer fellowships to deserving academic staff for research and further studies. The problem in Federal and State Universities, Private Tertiary educational institutions, where there are few equipment, incessant breaks in public schools in studies and insufficient lecturers and private tertiary institutions are expensive and this leads to restriction in the number of students who can take advantage of higher education. There are poor employment prospects as most industries operate at much lower than their installed capacity. Also products from these industries are costly due to high cost of production (no thanks to the epileptic electricity supply and increasing cost of running power generators in Nigeria).

- Diversification of the economy as against (Petroleum) mono product economy: The need to boost agro-allied industry and solid mineral development has been highlighted.
- Need to have a reform in Agriculture, Agricultural Cadastre need to be initiated to enable farmers have title to their farm holdings and use same as collaterals for funds to introduce mechanized agriculture, and boost food production as well as raw materials for agro-allied industries. This will help alleviate poverty especially in the rural areas.
- Industries depend on unimpeded provision of electricity for which about \$10bn investment in the power sector would be required annually to achieve over 30,000KW by year 2020.

The urgent solution to the Niger Delta problem after about 15,000 militants had embraced Federal Government amnesty so that products from Gas and Oil can yeild revenue for sustainable development. Need for upgrade of basic infrastructure such as roads, power, housing delivery, airports, railways, inland waterways etc to attract Foreign Direct Investment (FDI).

#### SECURITY ISSUES

Needs to be attended to ensure safety to lives and property-survey and mapping can facilitate this through large scale maps which can help in neighborhood policing and crime prevention, effective monitoring of international boundaries by the Customs and Immigration authorities.

#### FUNDING

Funds would be required for the following:

- Administration infrastructure, institutionalisation of the reforms
- Procurement and maintenance of computer hardware, peripherals and software.
- Providing technical support to the states who embark on reforms in Land administration
- Training and capacity building both within Nigeria and in friendly donor countries
- Providing and maintaining technological infrastructure.

#### INFRASTRUCTURE

The World Economic Forum indicates that Nigeria's infrastructure is one of the worst in the world. In the ranking of 134 countries in the world Nigeria ranks 94<sup>th</sup> in the world. It has been noted that Nigeria has not taken advantage of oil revenue to upgrade citizen's access to basic healthcare, education or to improve infrastructure. In the area of healthcare and primary education Nigeria is placed 126<sup>th</sup> while in infrastructure Nigeria is rated 120<sup>th</sup>. Top ranking countries in Africa, Mauritius, Namibia and Tunisia placed 43, 33 and 34 respectively are characterized by good transportation infrastructure in roads and ports. In summary Africa is restrained by regulations which diminish efficiency.<sup>vii</sup>

### **5.1. THE NATIONAL CADASTRAL MAPPING PROGRAMME**

The Survey Unit of the defunct Federal Ministry of Housing and Urban Development in collaboration with the Office of the Surveyor General of the Federation (OSGOF) proposed a Large Scale (Cadastral) and Township Mapping Programme for Nigeria in 2005. The Minister of Housing and Urban Development at the time made a presentation on the progress of FELIS in year 2006 to the Federal Executive Council (FEC) which resulted in Mr President setting up a Cabinet committee. The Cabinet Committee was assigned the task of proposing a programme for the implementation of a Comprehensive Computerisation and Modernisation of Land Administration in Nigeria as well as a National Cadastral and Township Mapping Programme.<sup>viii</sup> The programme still remains in the planning stage due to funding constraints. The Cadastral and Township Map of Nigeria which would have facilitated the Land Reform and development of Nigeria remains elusive.

## **6. THE WAY FORWARD**

The land registration system in Nigeria has been influenced by the land tenure system. Since the commencement of formal registration there has been the need for land reforms. Some of the problems in land management were based on the processes involved in land registration, while others could be linked to the various systems of land tenure existing in the country. In addition the dichotomy in the system of land registration operating in the northern and southern parts of the country created problems which the introduction of the Land Use Act has not quite solved.

The way forward in facing the challenges is to look at the past system of registration in the country and examine the present process with a view to anticipating the future trends and developments. The plan for the future can be supported by examining current trends of capacity building in the world to bring the system in Nigeria in line with modern developments.

Through different programmes the Nigerian government has made various efforts at developing capacity through surveying and mapping activities. In 1997 the Surveying and Mapping Community submitted a Memorandum to the Vision 2010 Committee, outlining the Past; Current Status of Surveying and Mapping and strategies to reach the anticipated and desired goal for the year 2010. The current President of Nigeria His Excellency, Alhaji Umaru Musa Yar 'Adua on assumption of office in May 2007 introduced a Seven Point Agenda to transform the country. Listed among the Seven Point Agenda are Power and Energy, Land

Reform, Wealth Creation, Security, Mass Transportation, Functional Education and Food Security. Five out of the seven areas are directly linked with Surveying and Mapping which has a very important role to play in providing the geospatial data to be used in providing the infrastructure for the development of the country. This is buttressed by the Democracy Day broadcast by President Umaru Yar'Adua as reported in The Punch Newspaper p. 73 of May 29, 2009:

- “The implementation of our Land reform programme has begun and it will have a direct impact on economic growth, food security and poverty reduction in our nation. We have sent an amendment bill to the National Assembly to alter the Land use Act of 1978. The objective of the bill is to liberalize land administration and remove the legal encumbrances that limit the use of land as a capital asset for agricultural production and mortgages.”

## REBRANDING OF THE PROFESSION

Towards rebranding the surveying profession public perception can be influenced by the presence of a National College of Surveying similar to Nigerian Law School. The formation of partnerships and consortia should be encouraged as opposed to one man business enterprise. This formation would tend towards sound business methods in view of the huge capital outlay required for a befitting and viable survey office. In addition individuals often excel in different areas and these talents when combined could produce better results.

### 6.1. THE LAND REFORM COMMITTEE

Land Reform has been recognized as the basis for any successful social and economic development in any country. Up to date Large Scale/Cadastral maps will be required for planning and economic development. Hence the surveyor will play a very important role in the data acquisition, preparation and updating of Cadastral Maps and plans. Thus the need for Digital Mapping of the country has been identified and the issue now is how best to provide this cost effectively. Acquisition of digital aerial photography of Nigeria under a Public Private Partnership arrangement, then production of Orthophotomap to assist in identifying boundaries of land holdings in the country appears to be the procedure envisaged by the Committee on Land Reform.

A nationwide Land Reform was launched by His Excellency, The President, Alh Umaru Yar Adua when he inaugurated the Presidential Technical Committee on Land Reform on 2<sup>nd</sup> April, 2009. He tasked the Committee:

- to draft a road map for improving existing institutional, legal and technical frame work on land tenure. The assignment was to begin by identifying bottlenecks in current land titling and registration practices while determining the action required to minimize their effects.<sup>ix</sup>

### 6.2 The Terms of Reference of the Presidential Committee on Land Reform include:

- Collaborate and provide technical assistance to states and local governments to undertake land cadastre nationwide

- To determine "possessory" rights using best practices and most appropriate technology for the process of identifying locations and registration of titles
- To ensure that cadastral land boundaries and title holdings are demarcated in such a way that communities, hamlets, villages area, towns etc will be recognisable
- To encourage and assist State and Local governments to establish arbitration mechanism for land ownership conflict resolution
- To recommend a National Land Depository for Title holdings and Records in all states of the Federation and Federal Capital Territory
- To establish a mechanism for land valuation in both urban and rural areas in all the country
- To make any other recommendations that will ensure effective, simplified, sustainable and successful Land administration in Nigeria

Effective Land Reform would require reliable and modern land information infrastructure. The modernization of Cadastral and Land registration systems would lead to a substantial improvement in development of a land market economy and sustainability of the Land Reform process. Land Reform in Nigeria must include land use mapping and land policy reforms to increase efficiency and growth in the sector. Land Reform should remove barriers to access and use of Cadastral data to service land markets and therefore usher in a new era of land market economy.

Federal Land Information System (FELIS) is the outcome of the Ministry's initiative for reforms in land administration. It is a computerized central database for the administration of Federal Government Lands, with the functionality of fast tracking land titling and registration processes and improve access to land information. In order for FELIS to achieve its full potentials Large scale (Cadastral) digital mapping of the country must be acquired and the citizens encouraged to embrace land registration of their holdings both in rural and urban areas. From the Communique issued at the end of the 2nd National workshop on the National Technical Development Forum (NTDF) in July 2009, the following were highlighted:

- The urgent need for a National Land Policy to guide utilization, procurement and land titling
- The role of the NTDF in harmonizing and standardizing Land Administration
- Modification of the Land Use Act to ensure smooth administration of the land

## **7. REPORT OF THE NIS INTERNAL DIALOGUE FOR SURVEYORS ON THE LAND REFORM AGENDA**

Issues discussed at the NTDF above relate to the National Land Cadastre, setting up of the National Land Commission, Review of the Land Use Act of 1978 and Land Information System. The Surveyor's Role in Land Reform was not addressed. This led to the President Nigerian Institution of Surveyors (NIS) promising to hold a Stakeholders Forum to address this and come out with recommendations for government. This is very important since Land Reform is one of Mr. President's Seven point agenda with which to unlock 97% of Nigeria's land potential currently "dead capital" as an asset in the land market economy.

The President of Nigerian Institution of Surveyors promised to hold a Stakeholders forum on Land Reform and come out with recommendations for Technical implementation on Land

Reform within five months from July 2009. However the Stakeholders forum was postponed and taken over by an Internal Dialogue among Surveyors to repond to the urgent issue of Rapid Cadastral Inventory and Land Registration with minimum cost. From the Internal dialogue the following were the major outcomes:

- Nigerian Surveyors are encouraged to embrace partnership and consortia with other land-based professionals to be able to undertake big mapping and infrastructural jobs
- Nigerian surveyors need to adhere to standards, specifications and ethics in practice
- Suggestion that the present cost of surveying be borne by the government who would undertake large scale mapping of the country, thus the cost of individual parcel surveys would be drastically reduced due to the volume of surveys done to enable surveyors to break even.

From the Memorandum on Land Use Reform submitted by SURCON to the Office of the Secretary to the Government of the Federation, The Presidency, the recommendation is for the use of a survey plan, duly authenticated with the live signature of a registred surveyor with seal and registration number in a title deed. This is to complete the Deed plan required as a registrable instrument in any part of the country as opposed to sketch which is used in some parts of the country and envisaged in the 1978 Land Use Act. The Nigerian Institution of Surveyors should ensure that land parcels are properly surveyed. The Land Reform Agenda is to form the basis for National Land Information Management.

## **8. CONCLUSIONS**

The provision of at least 35 No GNSS will solve the need for geodetic control densification all over the country. The stations will be used in surveying and mapping. The digital aerial photography of Nigeria will be followed by map production of the country on a large scale. It will be necessary to upgrade institutional framework legal and administrative arrangements for the coordination and development of core cadastral data sets. In view of the earlier analogue method captured, there is urgent need for the review of existing survey laws and regulations in order to create the enabling environment for land market economy by year 2020.

Further more, the role of surveyors on a global scale is tending from measurement to management i.e. managing the measurements. Surveyors play a key role in land management hence this transition affects the way they deal with challenges in development. Surveyors contribute to the infrastructure needed for development by managing the gathered data. The land management paradigm makes a national cadastre the engine of the entire land administration system underpinning the country's capacity to deliver sustainable development. This encompasses land tenure, land value and land development.

## **9. RECOMMENDATIONS**

- Democracy, peace, security, stability and consistency of government policy implementation remain a sine qua non if the country is to make progress in all spheres of national life

- There is dire need for attitudinal change in operators and practitioners in GIS, geoinformation and other strategic environment which thrives only with maximum exchange of information and data, to sincerely and willingly exchange information and data and not to hoard same in the hope of gaining advantage or remaining relevant.
- There is need for regular enlightenment campaigns for the public as well as for policy makers on the importance of land records, survey plans and planning using current and accurate data
- In carrying out the modernization of Land Administration and Management as well as the national Cadastral and Township Mapping programmes sustained effort should be made to ensure that capacity building not only in hardware/software are upgraded but that policy makers, stakeholders, managers and custodians of geoinformation and land administration institutions be exposed to customized refresher courses, seminars and workshops to upgrade their knowledge and sustain their interests in technologically driven outfits.
- It is necessary to ensure that infrastructures are designed based on updated or current geodata
- The contracts for the computerization of land records and registries should not just be given to GIS based firms but appropriate specifications to help address inherent geodetic problems should be given as guide to compel the firms to retain the right consultants and professionals.
- In order to build capacity especially to take on capital intensive and large projects such as mapping, Nigerian surveyors are advised to embrace partnership and consortia with other relevant professionals within and outside the country

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## BIOGRAPHICAL NOTES

Mr. Chuka Edward OBOLI, graduated with a BSc. (Hons) degree in Physics from the University of Nigeria, Nsuka and obtained a Professional Diploma in Surveying from Federal Survey School, Oyo. He had over 32 years experience as a surveyor in the public sector in Nigeria. He was until March 2009 when he retired from the Public service of the Federation of Nigeria, The Director of Cadastral Surveys in the Office of the Surveyor General of the Federation. In that position which was domiciled in the parent Ministry of Works, Housing and Urban Development (FMWHUD), Surveyor Oboli was responsible for policy formulation on Cadastral and Legal Surveys on Federal Lands, provision of Cadastral Survey plans for title registration and initiating action on Cadastral mapping. He is a fellow of the Nigerian Institution of Surveyors and member of Geoinformation Society of Nigeria as well as the Nigerian Geodetic Association. Surv. Oboli was chairman of the Nigerian Institution of Surveyors branch in FCT, Abuja from year 2002 to 2006.

Surveyor Oboli was honoured with a letter of commendation for his commitment, discipline and professionalism as a public servant on retirement by the Honourable Minister FMWHUD on behalf of the Federal Government of Nigeria. He has written extensively on Land Administration, Role of Surveying and Mapping in development and was in the group of experts in Africa which evolved the guiding principle of Land Information System leading to a publication under the auspices of the Economic Commission for Africa (ECA) titled “Land Management Information Systems in the Knowledge Economy (2008).”

Surveyor Oboli is married to Amaka and the union is blessed with three boys. Surveyor C.E. Oboli, *fnis* is at present the Principal Consultant in the firms CEO Earth and Allied Resources limited and Chuka E. Oboli and Associates limited. He is also a partner in some other professional practice firms. Ifechukwulu (Surv.) Chuka Oboli is an Ozo title holder in Onitsha town.

Miss Anne AKPOYOWARE has an M.Sc. In Geo-information Science and Earth Observation specialization Cadastre and Land Registration from International Institute for Geo-information Science and Earth Observation (ITC) the Netherlands. She is registered to practice surveying anywhere in Nigeria. With over 20 years experience as a surveyor in the public sector she is presently Assistant Chief Surveyor (Cadastral Surveys) in the Office of the Surveyor General of the Federation. Her responsibilities include supervising data entry and maintenance of the spatial content in Cadastral Database on Federal Lands; in addition to digital training programmes for Cadastral staff and active contribution to action on Cadastral Mapping.

Surveyor Akpoyoware was recognized for her commitment and discipline as a public servant with a merit award by the Honourable Minister FMWH (1996). She has written on the Cadastre, Land Administration and Land Reforms in Nigeria and presented a paper she co-authored with Surveyor Oboli “The Status of Land Record System and its Relevance to Infrastructural Development in Nigeria” at Map Africa (2007) Cape Town.” She is a member of the Nigerian Institution of Surveyors.

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