



FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:
Resilient Environment
and Sustainable
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Presented at the FIG Working Week 2024,
19-24 May 2024 in Accra, Ghana

Land Administration and Policy Issues in the Nigerian Scenario: An Overview

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Outline of Presentation

Introduction

What is Land Administration

What is Land Legislation

Seamless integration

The Nigerian experiences so far

Ogun home owners

Niger state C of O Bonanza

Conclusion

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Introduction

The relevance of efficient Land administration and Legislation cannot be overemphasised.

All human activities take place on land and unfortunately land is limited in supply.

Poor legislative and administrative efforts in Land matters will ultimately result in chaos and violence

The Nigerian experience so far on land administration and legislation is herein reviewed based on some literature that have been reviewed by the arthors.

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What is Land Administration

It is the process of determining, recording and disseminating information about ownership, value and use of land and its associated resources

Land administration is the way in which the rules of land tenure are applied and made operational.

Land administration, whether formal or informal, comprises an extensive range of systems and processes to administer Land



Figure: Definition of land administration, based on the Land Administration Domain model (ISO 19152, 2012).



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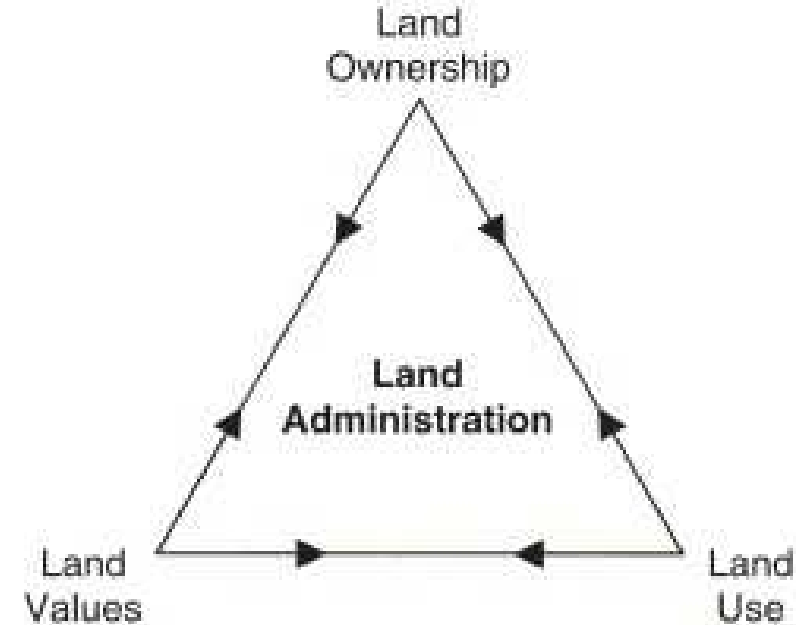
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What is Land Administration

An efficient Land administration system has tripartite objectives of;

1. Establish / Preserve Land Ownership.
2. Monitor Land Use
3. Enhance / Record Land Value

In essence, Land administration strives to ensure that Land is available to all Law-abiding members of the state



Source: Steudler, Rajabifard & Williamson, 2004

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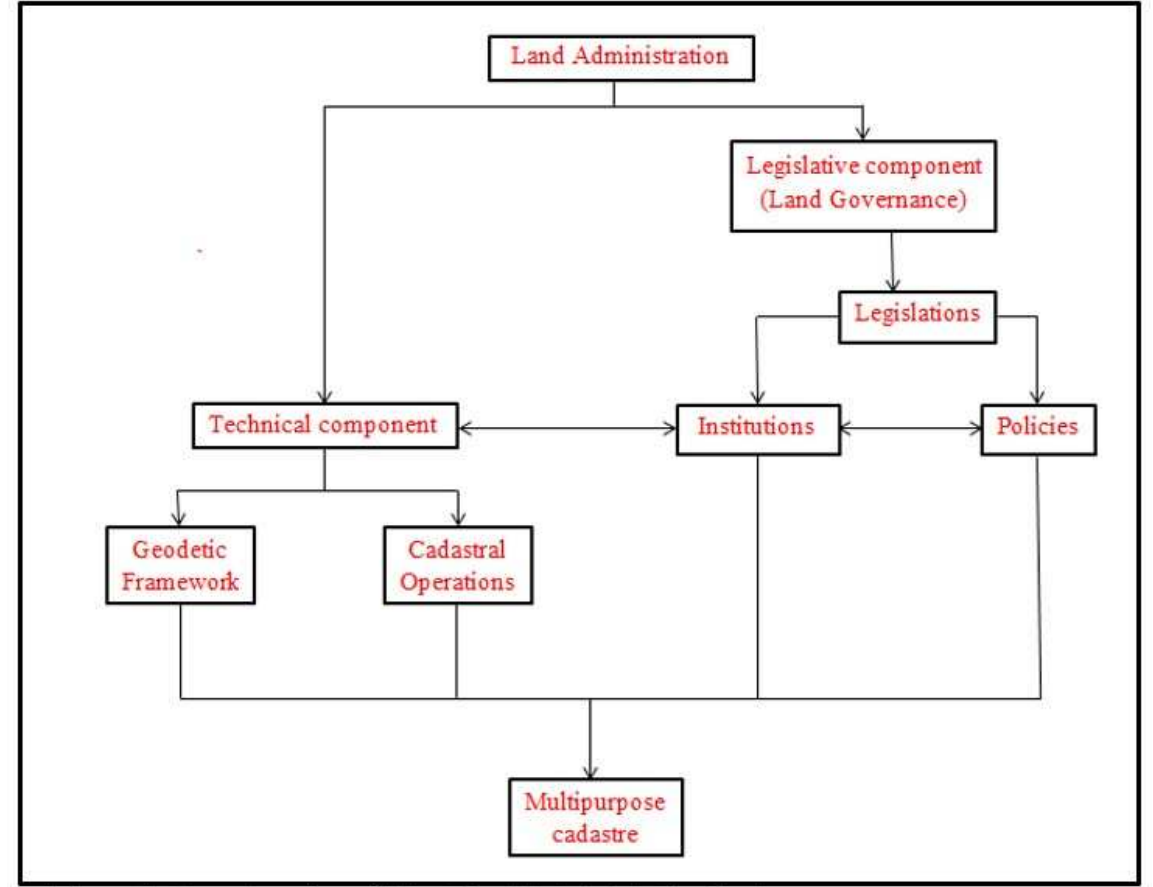
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Components of Land Administration

1. Legislative components (Land governance)
 - ✓ Legal Instrument (Laws, Policies, etc)
 - ✓ Enforcement (Institutions and agencies)
2. Technical components (Operational systems)
 - ✓ Geodetic Framework (map projections etc)
 - ✓ Operational Framework (Cadastral etc)



Framework for efficient Land Administration (Authors, 2024)



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What is Land Legislation

Is a subset of Land governance

Refers to land laws.

Land law is the form of law that deals with the rights to use, alienate, or exclude others from land.

Includes policies, laws and ordinances made on the use of land

Land governance is basically about determining and implementing sustainable land policies (FIG NO.45).

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Some Land Legislations in Nigeria

- (i) Land Registration Act No 36 of 1924
- (ii) The registration of titles Act No 13 of 1935
- (iii) Registered Lands Act of 1965
- (iv) The Land use decree No 6 of 1978

LAND USE ACT, 1978

The Land Use Act of 1978 was introduced in Nigeria with the aim of harmonising all land transactions and management. The Act cedes all land in the State to the Governor, who holds same in trust for the common good of the citizenry, whilst the Local Government Chairmen holds the land in their jurisdiction in trust for the good of the citizenry in their local governments. This has led to the dual nature of ownership; the freehold and the leasehold, which may be covered by Customary Rights of Occupancy (CRO) for rural land Statutory Rights of Occupancy (SRO) for urban land. Urban land as defined by the Land Use Act, 1978 is any land so declared urban by the Governor of a State.



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Some identified challenges of the Land Use Act of 1978

- (i) Probable abuse of executive powers
- (ii) Docile nature of some Land Use and Allocation Committees
- (iii) Exorbitant costs of legalizing land ownership due to high-handedness of some public officers
- (iv) Bureaucratic bottle necks in land titling

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Seamless integration of Land legislation for Land administration

The white arrows indicate the standard process in Land administration

The green arrow indicates the **UNACCEPTABLE** current reality

The red arrow indicates the **EXPECTED TREND** that should be encouraged towards ensuring an efficient Land administration system

Figure modified from:
<https://www.altexsoft.com/blog/front-end-development-technologies-concepts/>

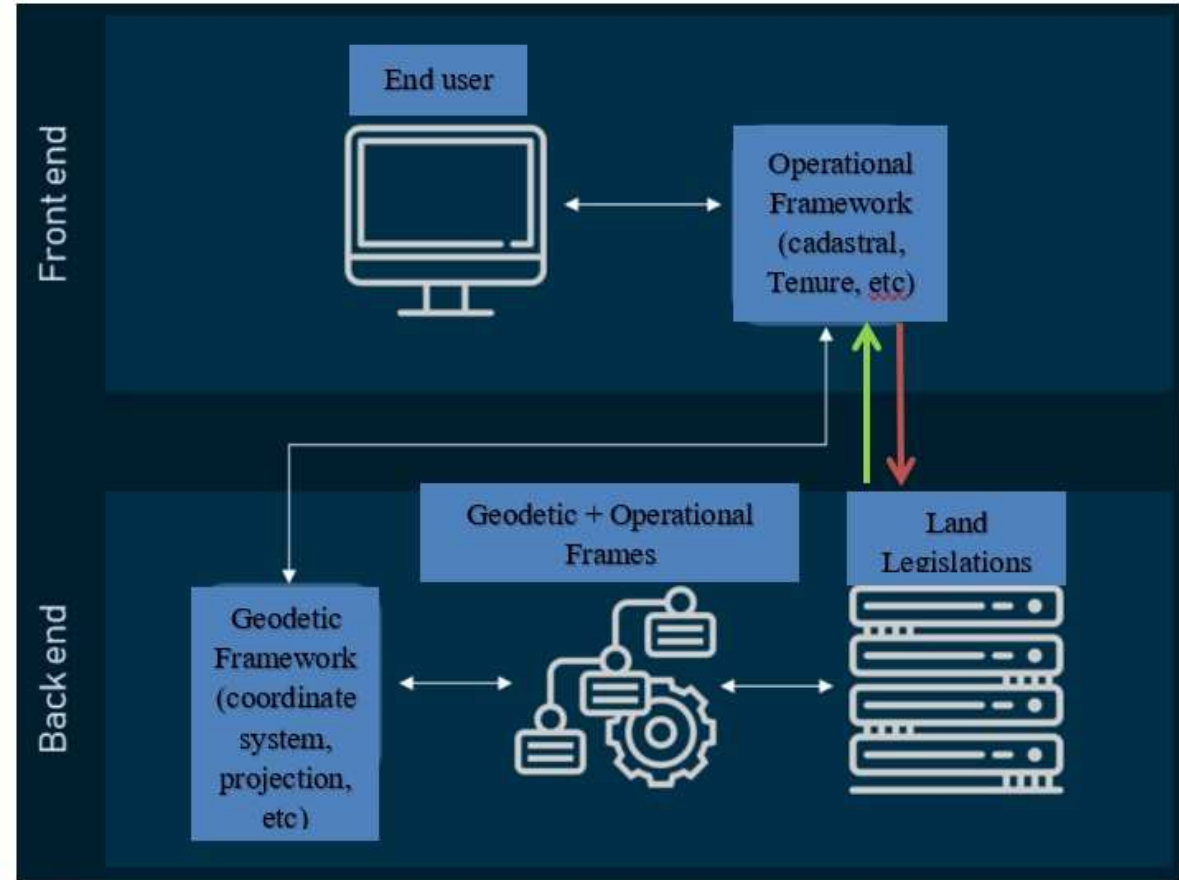




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Some past experiences

Ogun Home owners Programme

Many applicants applied

Most of them got other forms of tenancy / ground rent certificates rather than the expected C of O

The outcomes of the exercise reveal the need for proper synergy between policy-makers and technocrats for a sustainable land administration

Niger state C of O bonanza Programme

C of O applications were massively collected

The program ended abruptly due to a change in government

The outcomes also confirm that need for proper technical briefs before land policies are pronounced

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Conclusion

Land policy makers should ensure proper synergy between their proposed policies and the required technical operations

In line with the recommendations of the Land reforms committee, state governors should build relevant technical capacity required for the efficient land administration

State survey institutions should explore suitable avenues for the incorporation of fit-for-purpose surveys in their cadastral operations

A revision of the membership of the Land use and allocation committee is relevant

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Thank you for listening

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SUSTAINABLE DEVELOPMENT GOALS

International Federation of Surveyors supports the Sustainable Development Goals

Commission

Commission's name

Serving Society for the Benefit of People and Planet



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