

## FIG-WB Forum on Land Administration and Reform in Sub-Sahara Africa

[Nigeria]  
[Peter O. Adeniyi]



FIG WORKING WEEK, Abuja, NIGERIA 2013 - 6-10 MAY 2013

### Country at a Glance

Statistic	
Total population	162,470,737 (WB, 2013)
Area (km <sup>2</sup> )	923,768 (km <sup>2</sup> )
Urban %	48%
Rural %	52%
Per capita GDP	244.0 (WB, 2013)
No. of surveyors/capita	1: 65, 000
No. of Lawyers/capita	1: 1, 805
System of Government	Federalism
No. of States	36 + FCT
No. of Local Governments	774

POA | 2

## Country Land Initiative

- [High Level Objective]
  - PTCLR's Terms of Reference:
    - To collaborate and provide technical assistance to States and Local Governments to undertake land cadastral nationwide;
    - To determine individuals' "possessory" rights using best practices and most appropriate technology to determine the process of identification of locations and registration of title holdings;
    - To ensure that land cadastral boundaries and title holdings are demarcated in such a way that community, hamlet, village, village area, town, etc, will be recognizable;
    - To encourage and assist States and Local Governments to establish an arbitration mechanism for land ownership conflict resolution;
    - To make recommendations for the establishment of a National Depository for Land Title Holdings and Records in all States of the Federation and the Federal Capital Territory;
    - To make recommendations for the establishment of a mechanism for land valuation in both urban and rural areas in all parts of the Federation; and
    - To make any other recommendations that will ensure effective, simplified, sustained and successful land administration in Nigeria. National economic growth and development resulting from optimal use of land in various economic engagements

POA | 3

## Country Land Initiative

- [High Level Objective (Cont'd)]
  - National economic growth and development resulting from optimal use of land in various economic engagements
  - Guaranteed land tenure security and possessory rights for all land owners and occupiers
  - Economic empowerment of individuals through the use of their certificate of occupancy as credit collateral to promote their economic ventures
  - Improved efficiency of land administration
  - Reduction in the cost of land transactions, and by extension, reduction in the cost of housing
  - Reduction or elimination of fraud and other risks in land transactions due to transparent processes and procedures
  - Effective and early resolution of land disputes
  - Direct and easy access to reliable, complete and up to date land information
- [Implementing Agency/ies]
  - Presidential Technical Committee on Land Reform (PTCLR) in collaboration with Federal Ministry of Lands, Housing and Urban Development, States and Local Governments
- [Donors]
  - World Bank, GEMS 3 of DFID, FAO and IFPRI

POA | 4

## Scope of Initiative

- Scope of the initiative is to cover the whole country
  - Starting with pilots in Kano and Ondo States
    - 2 Local Governments in Kano State – Fagge and Ungogo LGAs
    - 3 Local Governments in Ondo State – Akure South, Akure North and Ifedore LGAs
- [Land tenure component targets]
  - All tenure types
    - Private Landholding
      - Family Landholding
      - Individual Landholding
      - Customary Tenancy
    - Public Landholding
    - Communal Landholding
- [Area/population coverage]
  - 923,768 Km<sup>2</sup> / 162,470,737
- [Time period]
  - For the pilot – 3 – 6 months in the field

POA | 5

## Land Tenure Typology

Tenure	Area & Population	Legal recognition and characteristics
a) Private Landholding <ul style="list-style-type: none"> <li>• Family</li> <li>• Individual</li> <li>• Customary tenancy</li> </ul>	<p>Area: It is estimated to be about 70-75% of area of Nigeria (i.e. 644,638 – 692, 826 km<sup>2</sup>)</p> <p>Population: 75–80% of total population (i.e. about 105 – 112 million)</p>	<p>Legal recognition: It is recognized both by the customary and statutory laws especially the Land Use Act, 1978</p> <p>Registration/recording: Very few and mostly in the urban areas.</p> <p>Transferability: Transfer of individual land is relatively simple but those of family and customary land are complex.</p>

POA | 6

## Land Tenure Typology (Cont'd)

Tenure	Area & Population	Legal recognition and characteristics
b) Public/State Landholding	<p>Area: estimated to be between 15 and 20% of the area of Nigeria (i.e. 138,565 – 184,754 km<sup>2</sup>)</p> <p>Population: ranges from 10 – 15% (i.e. 14 – 21 million)</p>	<p>Legal recognition: This land tenure type is recognized by: the following laws:</p> <ul style="list-style-type: none"> <li>• Land Use Act</li> <li>• Minerals and Mining Act which vests all lands with mineral resources and land used for quarry activities in the Federal Government</li> <li>• Water Resources Act also vests all water front land along inter-state rivers in the Federal Government</li> <li>• Public Lands Acquisition Miscellaneous (Provisions) Act</li> <li>• Federal Capital Territory Act</li> </ul> <p>Registration/recording:</p> <ul style="list-style-type: none"> <li>• Land acquired by the Federal Government are registered in the Federal Land Registry and recorded in the gazettes.</li> <li>• Lands acquired by the State and Local Governments are normally registered in the respective State Land Registries and also recorded in the gazettes.</li> <li>• Lands donated to all tiers of government are usually neither registered nor recorded.</li> </ul> <p>Transferability: Public land are transferable through public auction or the sale of housing, industrial or commercial units to the public</p>

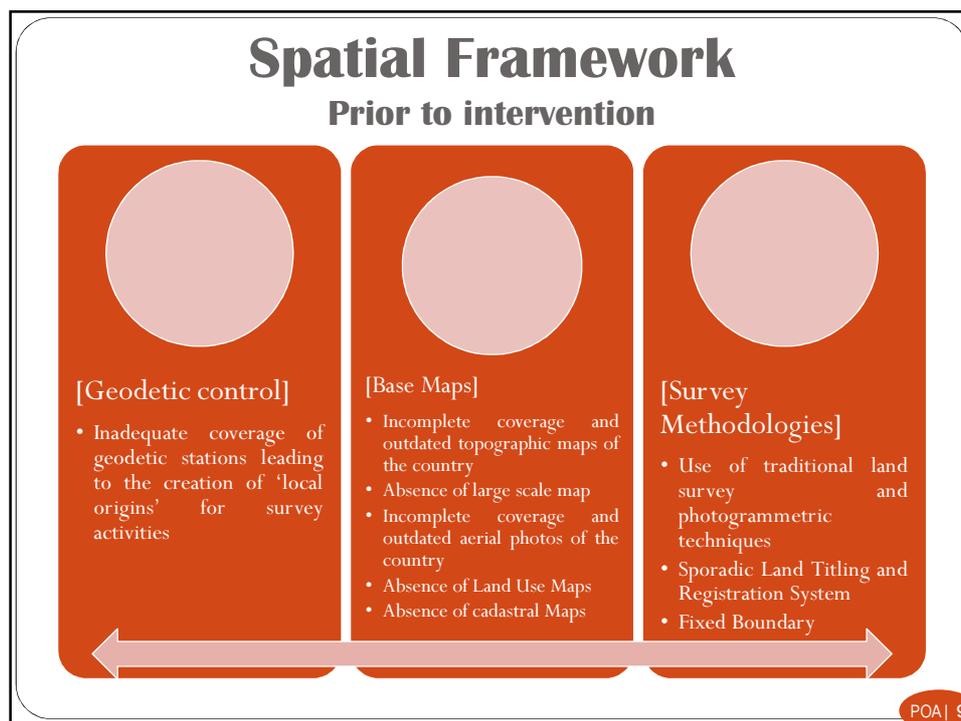
POA | 7

## Land Tenure Typology (Cont'd)

Tenure	Area & Population	Legal recognition and characteristics
c) Communal Landholding	<p>Area: Estimated to be about 10% of the area of Nigeria (i.e. 92,377km<sup>2</sup>)</p> <p>Population: About 5% (i.e 7 million)</p>	<p>Legal recognition: • Recognized under the LUA (S.36(2) and Customary law</p> <p>Registration/recording: They are registrable but most of them are not registered.</p> <p>Transferability: Although the LUA recognizes its existence under S.36 (2), S.36 (6) prohibits and criminalizes its alienation without due process.</p>

[Country: Reform Initiative]

POA | 8



## Spatial Framework (Cont'd)

### Prior to intervention

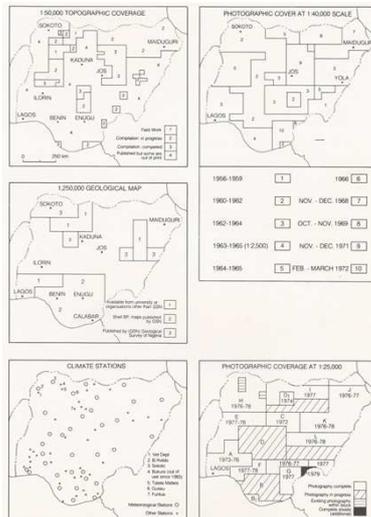
- Status of Topographical Mapping Projects in Nigeria

MAPPING PROJECTS	YEAR STARTED	NO. OF SHEETS COVERING	NO. OF SHEETS PUBLISHED	% COVERAGE	REVISION
1: 500,000 (old Series)	1952	16	16	100	10 sheets revised up to 1960 & 6 revised to 1965
1: 500,000 (New Series)	1960	33	10	30.3	
1:250,000	1957	100	70 (24 planimetric)	70	1 (Warri) sheet revised in 1983
1:100,000/ 1:125,000	1938/ 1910	329	270 (93 planimetric)	82.1	18 sheets revised once, 1 sheet 3 times and 1 sheet four times
1:50,000	1946	1,372	1,122 (300 planimetric)	81.8	
1:25,000	1972	c. 5,117	196	03.83	

POA | 10

## Spatial Framework (Cont'd)

### Prior to intervention

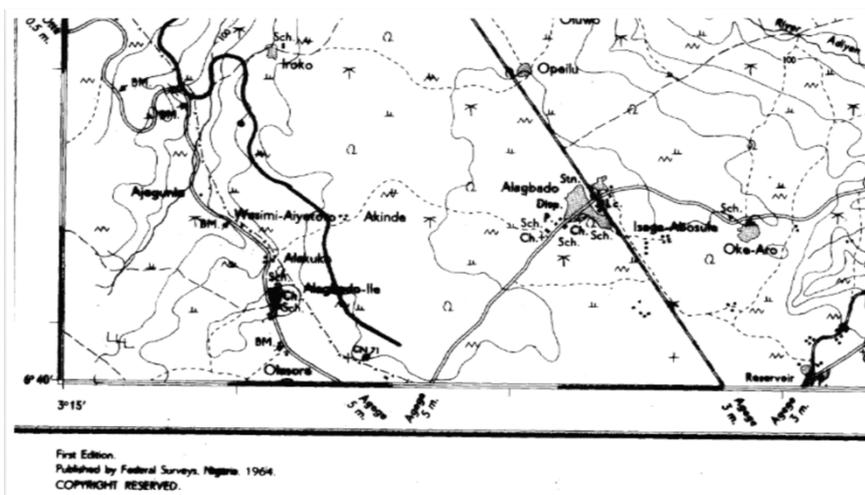


Availability of some basic resource data in Nigeria, Adeniyi (1985)

POA | 11

## Spatial Framework (Cont'd)

### Prior to intervention



1: 50, 000 Topographic Map Sheet of Part of Lagos Environ, 1964

POA | 12

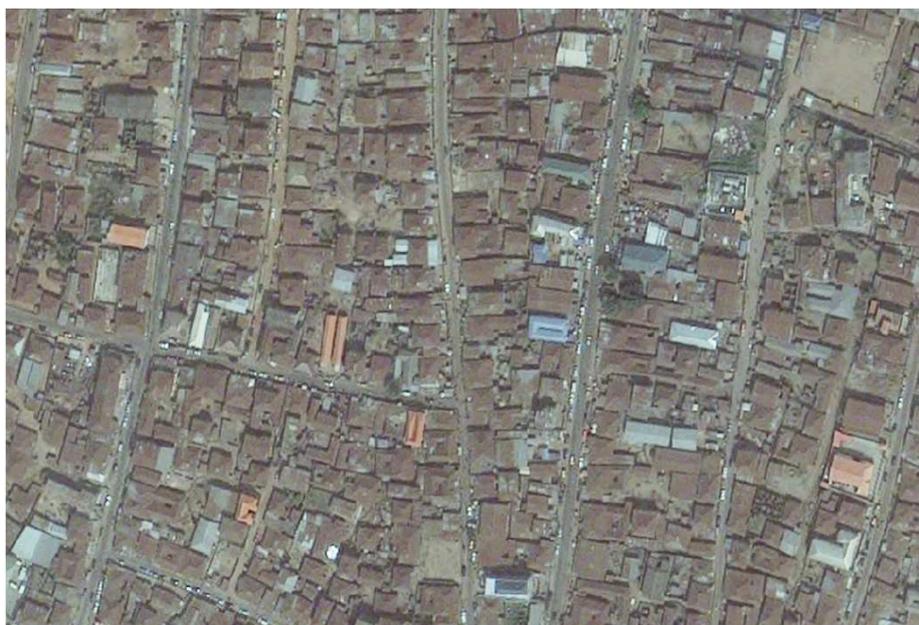
## Spatial Framework (Cont'd)

Prior to intervention



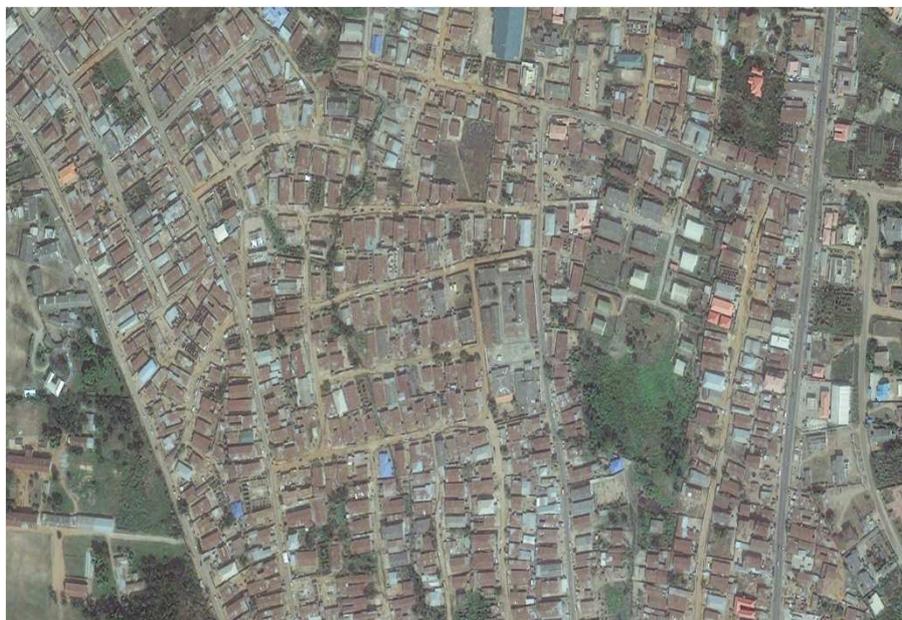
Satellite image showing part of Alakuko-Alagbado-Oke Area in 2007

POA | 13



2013 Pleiades Imagery of Part of Akure

POA | 14



2013 Pleiades Imagery of Part of Akure

POA | 15

## Spatial Framework Legal Basis

- [What legal, regulatory, or decree supports the basis for the spatial framework]
  - The Land Use Act (LUA) (1978) which provides that parcel boundaries must be defined by beacons or other landmarks (in the case of statutory rights of occupancy) and by sketches or diagrams or other sufficient descriptions (in the case of customary rights of occupancy).
  - The necessary regulations for the adoption of SLTR have been drafted through a participatory method and are being prepared for submission to the National Council of States (NCS) through the National Economic Council (NEC).
- What is required for secure tenure/registration?
  - Existence of legal and regulatory framework
  - Transparent processes; and
  - Citizens' participation

POA | 16

## Choice of Spatial Framework

- What were decisions based on for the choice of mapping and cadastral survey technology?
- Given the current situation regarding geodetic station, absence of topographical and large scale maps, PTCLR decided to:
  - Establish COR Stations in some States including the two pilot states. **The distribution of existing COR stations in Nigeria (including those provided by PTCLR) is shown in figure 2 below.**



POA | 17

## Choice of Spatial Framework

- *Use of ortho-rectified imagery to facilitate the location and mapping of parcel boundaries speedily and at reasonable cost and permissible level of accuracy. This will be complemented by GPS.*



Pleiades Imagery (50 cm resolution) of Part of Pilot LGA, Ondo State

POA | 18

## Choice of Spatial Framework

- Social, participation
  - The SLTR is participatory.
  - This is achieved by extensive and intensive mobilization and sensitization
- Technical capacity
  - The technical capacity is weak especially in the area of GIS experts and software developers
  - Also, SLTR is a new concept to Nigeria, hence, the need for international consultants.
  - The assistance of the development partners were sought for and obtained
  - The development partners are: World Bank, GEMS3 of DFID, FAO and IFPRI
- Future information needs
  - Large scale maps
- What is the capital cost at outset?
  - This will be determined after the completion of the SLTR pilot
- What is the approx. cost per survey?

POA | 19

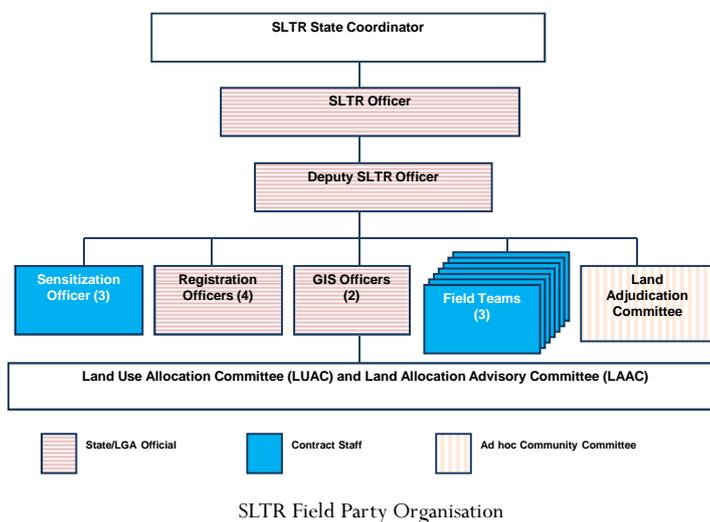
## Status of Implementation Spatial Framework

- What has been established?
  - Geodetic control, coverage?
    - 16 COR stations located in different states of the federation
  - Acquisition of imagery, coverage?
    - Pleiades images for the pilot areas in Ondo state and;
    - GeoEye for the pilot areas in Kano state (Both 50 cm resolution)
- What has been surveyed?
  - The field work is scheduled to start in May
- Who is undertaking the surveying?
  - The actual parcel demarcation is to be done by the trained officials from each of the local governments (see figure below)
- How long is estimated to complete?
  - 6 months

POA | 20

## Status of Implementation (Cont'd)

### SLTR Field Structure



POA | 21

## Scaling Up

- Is there need to scale up?
  - Yes, there is need to scale-up to all states of the federation
- Is there capacity and resources to scale up?
  - Yes but not adequate
  - The inadequacy will be appropriately addressed and the resources required
- How is scaling up to be financed?
  - This is to be essentially through cost sharing among the three tiers of government
  - Through support from development partners
- What challenges are there to scaling up?
  - Attitudinal change by the political leadership and professional bodies
  - Resource mobilization
  - Capacity building e.g establishment of ICT-driven registries in the states and local governments, capacity to produce the base required for SLTR across the country, etc

POA | 22

## Sustainability

- [Plans to continue activities and subsequent registration and updating of cadastre post intervention]
- Sustainability will depend on:
  - Establishment of a Land Reform Commission
  - Passage of the Land Use Act regulations by the National Council of States
  - Buy-in of the States and the Local Governments
  - Sustaining the interest of the development partners

[Country: Reform Initiative]

POA | 23