

An Evaluation of the Efficiency of the Land Use Act 1978 of the Federal Republic of Nigeria and its Implications in Minna and Environs

Lazarus Mustapha OJIGI, Nigeria

Key words: Land Use Act, Cadastre, Procedures and Efficiency, Government Policy, Informal Settlement

SUMMARY

The rising profile of informal settlement and slum in Minna and environs in the last three decades is alarming. This trend has serious aesthetic and functional effects on the landscape and sustainable development of the city. It is believed that, the non-availability of relevant geospatial planning tools and infrastructure, and the perceived difficulty by the land owners in meeting the statutory conditions in the Certificate of Occupancy (C of O) as stipulated by the Land Use Act No. 6 of the Federal Republic of Nigeria, 1978, provided the platforms for this phenomenon. This paper therefore attempts an evaluation of the efficiency of the Land Use Act 1978 of the Federal Republic of Nigeria and its implications in Minna and Environs, in order to identify the challenges and the way forward in the strategic and speedy land use planning and development in the area. Data collection methods adopted include personal interviews, examination of the existing maps and the Land Use Act 1978, No.6 provision in offer of C of O, and questionnaire administration. The questionnaires were based on four (4) key elements consisting; survey and cadastral information system, adherence to statutory conditions in the C of O, land use/development control, and government housing policy implementation in fifteen (15) selected ward areas. A part of the questionnaires was administered to staff of relevant ministries, departments and agencies (MDAs) related to lands, survey, planning and housing, while the second part was administered to sampled land lords in fifteen (15) selected ward Areas. The results of the survey show that, the poor physical development and informal settlement trend in Minna and environs is a combined effect of slow procedures and bureaucracy in obtaining C of O, inconsistency and inefficiency of relevant authorities responsible for land administration, rapid population growth and rural-urban migration, lack of political will and poor implementation of government housing programmes since 1978. The study also revealed that, the fear of being harmed or attacked by property owners and the patriotic will to refuse bribes when offered were parts of the major problems faced by land use inspectors. Also, the government officers' right to enter various premises during inspection is limited by the 'ba-shiga' ('no entry') system; which is a strong socio-cultural barrier to effective development control in some parts of the study area. It is recommended that, the current inefficiency in land administration system be addressed, and where government housing programmes are not realistic, robust cadastre, urban facilities and infrastructure should be provided for all development layouts in order to automatically check informal settlements.

1. INTRODUCTION

All over the world today, it is evident that, there is a growing need for spatial information for sustainable resource inventory, planning, development and distribution. Spatial data is a key enabler to visualize current situations, predict impacts and enhance service delivery. Information about location is a natural integrator, capable of enabling complex analysis of spatial distribution of places, events and services; providing opportunities to link up government services, interact with customers and optimize delivery options (Potsiou et al, 2010). The increasing need and importance of spatial information has been due to recent strides in spatial information capture, management and access, as well as the development of analytical techniques such as high resolution mapping of urban environments (FIG Commission 3, 2010).

For over thirty years in Minna and environs, there has been a rising profile of informal settlement and slum, particularly on the urban fringes and the phenomenon is disturbing, as it is a huge obstacle to quality development of the city. This trend perhaps may be as a result of the dearth of requisite spatial information for effective land administration, planning and implementation of the existing land use laws. One pertinent observation made by Dumashie (2006) on the emergence of slums in African countries is that, “rapid population growth and rural-urban migration is placing enormous pressure on the ability of African countries to facilitate access to housing and public services, as manifested by the high housing rents, overcrowding, and emergence of slums and informal settlements”.

According to Potsiou and Ionnidis (2006), these informal development may occur in various forms, such as squatting, where vacant state owned or private land is occupied illegally and used for illegal slum housing; or it may appear through informal subdivisions and illegal construction work that do not comply with planning regulations such as zoning provisions; or through illegal construction works or extensions on existing legal properties. These squatter settlements, which are non-homogenous in nature, are found on the urban fringes or in centrally located areas, mostly on public land but also, less frequently, on private land (Aluko and Amidu, 2006). It is however difficult to effectively plan and implement urbanization without an up-to-date cadastral information system, supported by enabling law for land use control. Cadastre is a daily maintained record system which contains an un-ambiguous description of the physical location and extent of a parcel of land, the related rights to the land and information on the land (Dashe 1987; Yusuf and Abioye, 2000).

Heterogeneous and analog filing systems of cadastral maps and records have serious demerits of data insecurity and duplication of litigation over compensation claims and ownership of parcel of lands (Ojigi and Owoyele, 2005). Therefore, the cost of ineffective land management is potentially very high and includes proliferation of illegal settlements, criminal activities, lack of productive investment, and poor infrastructure (Ojigi, 2009). According to Enemark and McLaren (2008), comprehensive planning at local level supported by citizen participation would enable establishment of proper monitoring systems and enforcement procedures to control and legalise actual informal development.

1.1 Land Use Act 1978, No.6

The valid instrument for effective land information management is a functional cadastral information and land administration systems. Economic value of urban land is an important factor that land Information management strategies should consider and development of land markets should be among the objectives of land management. However, land cannot be treated as an ordinary asset controlled by individuals and subject only to market forces, rather should be used in the interest of society to achieve social goals like decreasing inequalities in access to land and tenure, land registration and administration and improve development quality. This was the basis upon which Land Use Act No. 6 of 1978 was established by the Federal Government of Nigeria in March 1978. The Act simply transferred the ownership of land to the state, which is to hold the land in public interest. The individual citizens or corporate bodies thereafter hold the possession of such lands and could continue holding such lands *as if* the holder has the *statutory* ownership of such land (Land Use Act, 1978). The statutory ownership of a given portion of land is evidenced by a Certificate of Occupancy (C of O) signed by the Governor or the Chief Executive of a State.

There are standard information, terms and conditions conveyed by the C of O's offer letter; which include the plot location, size (in square metre or hectares), the premium per square metre, rent per square metre per annum, improvement value, the purpose or land use type, lease period (usually 99 years) and rent revision period (usually 5 years). The grant of C of O provides adequate statutory conditions for sustainable city growth and almost automatic development control, but the quagmire in Minna and environs and perhaps other parts of Nigeria is the blatant refusal of the plot owner to adhere to those conditions; which are in effect binding as an authentic undertaking and agreement at the acceptance of the offer. On the hand, a question that needed to be answered is, *'are the statutory conditions in the C of O too difficult for the land owner/developers to meet or the land administration system is inefficient in handling the provisions of the Land Use Act, 1978?'*

1.1.1 Development Control Conditions in the Certificate-of-Occupancy (C of O)

Any valid C of O contains **statutory conditions** for effective physical development control within the frame work of land use plan for an area. Some of the important common conditions include the following (*paraphrased from Land Use Act, 1978*):

- a. Within 2 years from the date of the acceptance of the C of O, the plot owner is expected to erect and complete buildings or other works on the offered plot, in accordance with the approved detailed plans by the state or any other agency empowered to do so;
- b. Plot owners are not to erect or build or permit to be erected or built on the offered plot of land any other buildings or structures other than those permitted to be erected by virtue of the C of O nor make or permit to be made additions or alterations to the said buildings to be erected or buildings already erected on the plot of land except in accordance with the

- plans and specifications approved by the State Urban Development Board or any other agency empowered to do so;
- c. No plot owner must alienate the Right of Occupancy granted him/her, or any part thereof by sale, assignment, mortgage, transfer of possession, sub-lease or bequest, or otherwise howsoever without the prior consent of the Governor or the Surveyor-General;
 - d. The Governor or any other public officer duly authorized by the Governor in his behalf, shall have power to enter upon and inspect the land comprised in any statutory right of occupancy or any improvements effected thereon, at any reasonable hours during the day and the occupier shall permit and give free access to the Governor or any such officer to enter and so inspect (Land Use Act, 1978);
 - e. The plot owner is required to pay other fees and charges at a rate to be determined for the survey, preparation, and execution of the Certificate of Occupancy, and building plan approvals.

The above conditions, if properly managed will generate qualitative, orderly, profitable and litigation-free land administration system in a city such as Minna and elsewhere in Nigeria.

1.2 Statement of Problem

For over thirty years in Minna and environs, there has been a rising profile of informal settlement and slum, particularly on the urban fringes and the phenomenon is disturbing, as it potent huge obstacle to quality and sustainable development of the city. It is believed that, the non-availability of relevant geospatial planning tools and infrastructure, and the perceived difficulty by the land owners in meeting the statutory conditions in the Certificate of Occupancy (C of O) as stipulated by the Land Use Act No. 6 of the Federal Republic of Nigeria, 1978, provided the platforms for this phenomenon. The city cannot develop effectively when relevant tools and land management procedures are not efficient and consistent.

Minna, the Niger State Capital in Nigeria inherited and has tenaciously maintained cadastral and land management systems that have gradually and inadvertently metamorphosed into a clog in the wheel of its rapid urban infrastructure development. These spatial infrastructure and land management gaps now support and enhance abuse of land use plans and informal settlements by private and local initiatives in and around the city. As part of remediation, a comprehensive planning at local level supported by citizen participation could enable establishment of proper monitoring systems and enforcement procedures to control and legalise actual informal development (Enemark and McLaren, 2008). Therefore, this paper *aims* at evaluating the efficiency of the Land Use Act 1978, No. 6 of the Federal Republic of Nigeria and its implications in Minna and Environs, in order to identify the challenges and the way forward in the strategic and speedy land use planning and development in the area. Therefore, the question the study tries to answer is “*are the statutory conditions in the C of O too difficult for the land owner/developers to meet or the land administration system is inefficient in handling the provisions of the Land Use Act, 1978*”?

1.3 Objectives of Study

The objectives of the study are to:

- i. Examine the Land Use Act 1978, No. 6 provision in the offer of Certificate of Occupancy and the procedures in obtaining it in Minna;
- ii. Examine the available cadastral map, their respective scales and date of production and mode of field survey data capture;
- iii. Assess the level of adherence of plot owners to the inherent conditions in the offer of statutory right-of-occupancy;
- iv. Identify the role of development control unit of urban development board in Minna;
- v. Identify the challenges and the way forward in strategic and speedy land use planning and development to stem the tide of informal settlement in the Minna and environs.

1.4 Study Area

Minna is located approximately between latitudes 09° 25'N and 09° 45'N; and longitudes 06° 15'E and 06° 35'E.

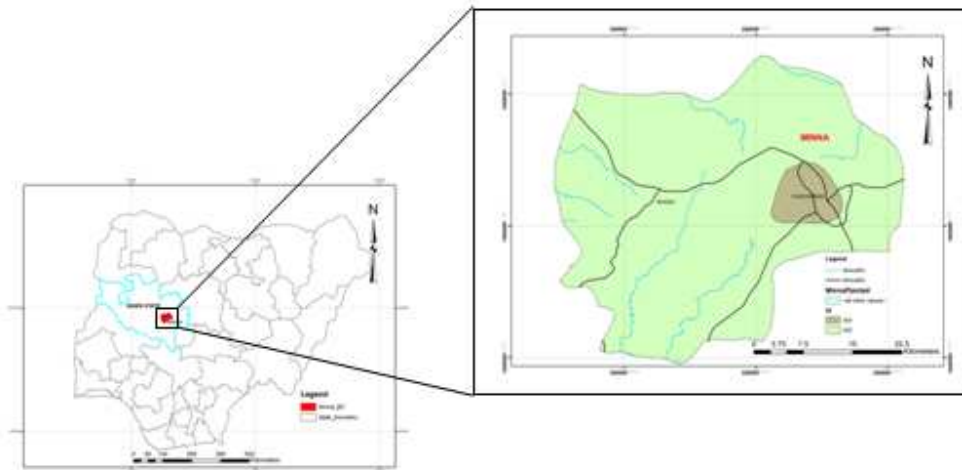


Figure 1: Minna and Environs, Niger State, Nigeria.

Minna was made Capital of Niger State at creation in 1976 and has grown into an average urban area, housing several Federal, State and privately owned institutions. The 2006 National Census put the population Minna (made up of Chanchaga and Bosso Local Government Areas) at 350,287 people (National Bureau of Statistics, 2009). An aerial view of physical development profile of Minna from satellite imageries and photographs show massive haphazard and improper property alignment across the city of Minna, particularly on the outer fringes where development quality is expected to be higher. The 15 selected ward areas of interest in this study include *Maitumbi, Barkin Saleh, Bosso Town, Kpakungu, Maikunkele, Minna Central, Tudun Fulani, Dutsen Kura, Tunga, Chanchaga, Tayi, Makera, Shango, Jikpan and Sauka Kahuta.*

2. MATERIALS AND METHODS

Field data collection methods adopted include personal interviews, examination of the existing maps and the Land Use Act 1978 provision in offer of C of O, and questionnaire administration. The questionnaires were based on four (4) key elements consisting; survey and cadastral information system, adherence to statutory conditions in the offer of C of O, development control and government policy and implementation in fifteen (15) selected ward areas. A part of the questionnaires was administered to staff of relevant Ministries, Departments and Agencies (MDAs) related to lands, Survey, planning and housing, while the second part was administered to sampled land lords in fifteen (15) selected ward areas (*Kpakungu, Sauka Kahuta/MTP105, MTP 80, Dutsen Kura, Chanchaga, Tunga, Bosso Town, Minna Central, Makera, Barkin-Saleh, Maitumbi, Tayi Village, Jikpan, Maikunkele, Tudun Fulani and Shango*). The satellite imageries (google earth images), photographs, GPS coordinates and the ward map of parts of study area were collected during the field work.

A section of the questionnaires was administered to 50 staff of relevant ministries, departments and agencies (MDAs) related to lands, survey, planning and housing, while other section was administered to a minimum of ten (10) land lords sampled at random in each of the selected fifteen (15) wards. The questionnaires and the examination of the existing base maps were carried out. Analyses of the expected standard procedures and the existing procedures of obtaining statutory right of occupancy and the compliance of developers to the provisions in the C of O were carried out.

3. RESULTS AND DISCUSSION

3.1 Results

Forty-one (41) out of fifty (50) staff members of the Ministries, Departments and Agencies (MDAs) who responded to the surveys have been in the services of their various organisations for a period ranging from 1year to33years. Figure 1 shows the percentage distribution of the professional and officers that responded to the survey. Table 1 shows the response from 138 out of the total 150 property owners sampled in the 15 selected wards Areas.

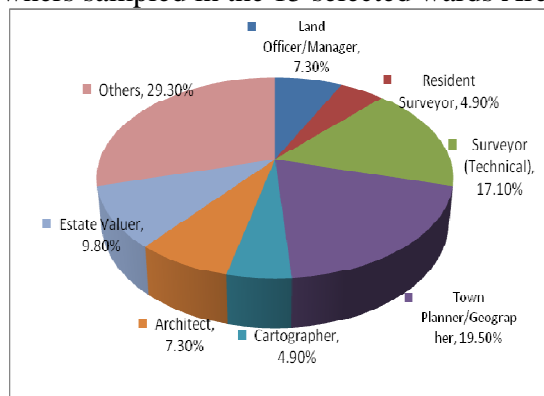


Figure 2: Percentage Response of Relevant Professionals/Officers in the MDAs

Table 1: Percentage of Property Owners that Responded in the 15 selected wards Areas

S/n	Wards/Areas with:	%Yes	%No
1	Properties with genuine C of Os or Grants	36.2	63.8
2	Has approved building plans	20	80
3	Infrastructure (roads, water, etc) prior dev.	22.3	77.7
4	Purchased lands from local natives	71	29
5	Those paying annual ground rents	81.9	18.1

From Table 1, about 64% of land owners had no valid C of Os, because about 71% of the land owners in the area bought their properties from the local natives, where formal and valid records as common with the Ministry of Lands, Survey and Planning are absent. The survey (Table 1) further shows that about 78% of the areas/wards had no infrastructure such as roads, drainages, water and powerline prior commencement of building construction by developers.

3.1.1 Prevailing Stages for Obtaining Statutory Right of Occupancy in the Study Area

The existing procedures in obtaining C of O in Minna include

- i. Purchase, completion and submission of application form
- ii. Sketch plan or Survey or Allocation layout Number.
- iii. Verification and Valuation Survey Report at the Cartographic Section
- iv. Town Planning Site Analysis/EIA
- v. Preparation of Grant and Signature by the Permanent Sec. or Honorable Commissioner for Lands, Surveys and Planning
- vi. Acceptance of Grant by Applicant
- vii. Instruction to Survey issued for the final survey
- viii. Survey and computation
- ix. Charting on the Intelligent Sheet
- x. Final drawn plan on film,
- xi. Signing by the Surveyor General
- xii. Print and passed for payment of initial processing fee
- xiii. C of O prepared and scheduled for Governor's signature

These procedures are obviously long, largely analog and prone to errors and mix ups.

3.1.2 Survey and Cadastral System

The available cadastral and topographic map sheets are of Scale(s) 1:2500 and 1:25000 respectively produced between 1974 and 1986 from a combination of ground survey and photogrammetric methods. The average time period of C of O processing is about 1-year from the date of application. On the exact number of C of Os granted to applicants by the Ministry of Lands, Survey and Housing since 1978, about 50% of the survey revealed that there was no exact

record of the number of C of O processed between 1978 and 2010, while the other 50% gave a range of 5000 and above.

The **cost** elements of acquiring a C of O consist of application form (cost of application form is ₦20, 000), surveys and beaconing (cost depends on the size of the property), site analysis and environmental impact assessment (cost depends on the size of the property and location) and processing fee of the Certificate of Occupancy. The survey showed that, an average of about ₦150, 000 may be required to obtain a C of O in the study Area. The cost of land is not fixed, but dependent on the situation of the land or layout and on the parties involved in the transactions. It should be noted that, cost of land is not an issue in Minna and environs because, there is sufficient supply of land at relatively affordable prices to interested residents.

Only 51% of the land owners are ready to officially pay the necessary fees during and after the processes of the C of O, hence regulatory measures are adopted in making applicants to comply. The measures include revoking their offer (73.2%), and counseling and persuasion (26.8%). About 53% of the surveys show that, the Land Use and Allocation Committee (LUAC) have not been effective in Minna between 1978 and 2010. The classification of duties and roles of 50% of the respondents shows that, they have signatory powers in the land allocation process, while 50% does not. Due to non-availability of a well defined cadastre, layout facilities and infrastructure, informal settlement are on the sprawl at the outer urban fringes of Minna such as Kpakungu, Dutsen Kura, Bosso Town, Sauka Kahuta, etc. About 61% of the survey shows that there are over one hundred (100) court cases arising from errors in the cadastral system and land use allocations in Minna and environs.

3.1.3 Adherence to Statutory Conditions in the Offer of C of O

The survey on the adherence to statutory conditions in the C of O shows that, about 60% of the land owners in Minna develop their properties in accordance with the stated conditions in the C of Os, while 40% were on the contrary. The percentage rating of the factors responsible for the non-compliance of allottees to the conditions in the C of Os are contained in Table 2:

Table 2: Rating of factors Responsible for Allottees' Non-Compliance to Conditions in the C of Os

S/n	Factors responsible	Percentage Rating
1	Taking things for granted, knowing that nothing will happen after violating the conditions.	34.1
2	Poor and ineffective development policy and control	22
3	Corruption and lack of respect for Statutes and Laws of the Land	19.5
4	Poverty and lack of resource to build standard structures	17.1
5	Ignorance of the conditions and liabilities stated in the C of Os	7.3

About 71.5% of the surveys showed that, the indiscriminate development and informal settlement pattern have *very high effects* on the city aesthetic and beauty in and around Minna.

3.1.4 Land Use and Development Control

The survey on development control shows the following as the basic roles of development control unit of urban development board in Minna:

- i. To issue approval before building commences
- ii. Control physical development and ensure a decent city
- iii. Implement strict compliance to building code
- iv. Adopt best practice and create enough access and urban infrastructure (roads, drainages, water, power line, etc).

Several buildings and structures were marked with “**X-STOP WORK**” by Niger State Urban Development Board (NSUDB) in the study area as a result of (i) *no approved building plans* (73%), (ii) *violation of the building line regulations* (18.2%), and (iii) *building on drainages and power lines or absence of C of Os/Grants* (9.8%). On the other hands, the surveys shows that, the Development Control Unit of NSUDB always insisted on development standard and specifications, but due to human tendencies to break laws, it has been difficult to achieve. Figure 3 shows a portion of Barkin Saleh, Minna lying beside a major expressway, but without any sign of development control.

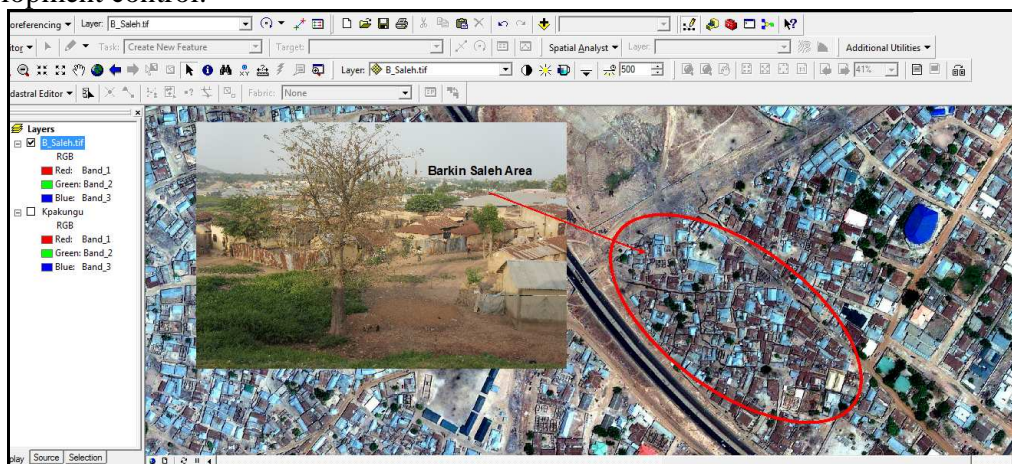


Figure 3: **Photograph** and Google Earth Image showing Informal Settlement in parts Barkin Saleh Area of Minna, Nigeria.

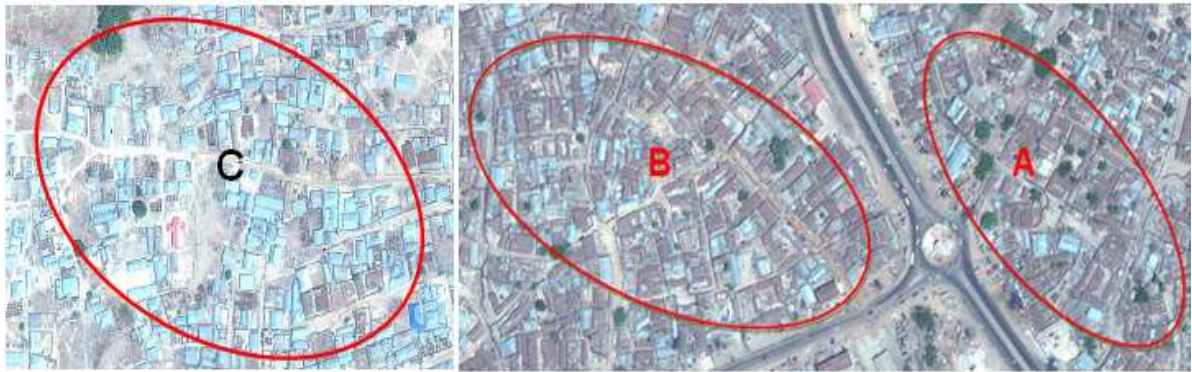


Figure 4: Satellite Image of Parts of Informal Developing (C) and Built-up Areas (A & B), along Bida Road, Kpakungu, Minna, Nigeria (Image Source: www.googleearth.com)

Figure 4 shows parts of informal developing (“C”) and built-up areas (“A” and “B”), along *Bida road*, kpakungu. Despite the fact that the entire area lies within the Minna urban corridor, it lacks well defined street lanes, names and numbers. Drainages are completely absent, while most buildings are oriented along and across the roads and drainages. Fences, where available are usually as high as the lintel of the building. These inadequacies have turned Kpakungu and other urban fringes of Minna into massive slums. The region marked “C” is an on-going development that is haphazard and spreading fast too. The survey identified and rated the major problems militating against the enforcement of land use and development control in Minna and environs (Table 3). About 87% of the survey indicated there were Cadastral Layout and Township Plans (TP) for MTP52-Industrial Layout, MTP80-Tunga, MTP77-Dusten Kura, MTP95, MTP54, MTP75 and MTP51.

Table 3: Problems of smooth enforcement of Land Use and development Control in Minna

S/n.	Problem (s) in Enforcement	% Rating
1	Hostility and attack by property owners and residents	47.8
2	Double standard and lack of full support by the governments	26.1
3	Sabotage by some superior government officers who are directly or indirectly affected	17.4
4	Lack of will power on the part of the authorized officers	8.7

3.1.5 Government Policy and Decision Making

Regarding spatial information driven policies and decisions by the Governments (State and Local), about 79% of the survey showed that, government decisions on land information system (LIS) and sustainable urban development in Minna would NOT be effective with the current analog cadastral maps and geoinformation standards in the state. For income generation strategy, about 84% of the survey showed that, the Grants and C of Os on landed properties have NOT yielded good financial income strategy for the governments in Minna and environs since 1978 due to improper land documentations, records and poor implementation of internal revenue generation system, resulting in inefficient land service delivery.

3.2 Discussion

The statutory conditions in the C of O for the effective development control within the frame work of land use plan for the area as provided by the Land Use Act 1978 No.6 were examined and cross checked against the prevailing development pattern and further discussed as follows:

Between 1978 and 2010, there were no documented cases of developers who have been compelled to within 2 years from the date of the acceptance of the C of O, to erect and complete buildings or other works on the offered plot, in accordance with the approved detailed plans by the state or any other agency empowered to do so. The prevailing situation of physical development is that, plot owners erect buildings or structures on their plots of land as they so wish, provided the structures are located within their plots. Additions or alterations to the approved buildings plans (where applicable) are made without recourse to the Urban Development Board or any other Agency empowered to do allow such alterations. However, there had been instances where the NSUDB tried to enforce some measures of control through the use of “STOP WORK” order, beginning with writing on the walls in red paint **“STOP WORK (‘X’)-NSUDB”** and a times outright demolition of on-going building constructions.

Between 2005 and 2009 scores of unapproved building were demolished in Sauka Kahuta, the old College of Education in Zarumai area, MTP 80, and host of other isolated cases. In area of total demolition, the government took over the lands and redesigns the layout and subsequently re-allocated them to fresh applicants. Despite the provision of cadastral and urban development layouts and Township Plans (TP) in areas like MTP52-Industrial-Layout, MTP80-Tunga, MTP77-Dusten-Kura, MTP95, MTP54, MTP75 and MTP51, etc, informal and haphazard settlements still thrives in those areas. The Rights of Occupancy granted to applicants are alienated, sold, assigned mortgaged, or possession transferred or sub-leased without the prior consent of the Governor or the Surveyor-General of the State. Land agents posit themselves as the custodian of the deed of assignments, which are covenanted between the assignors and the assignees whenever the land vendors are in dare need of money.

There were evidences of regulation by the authorities, but developers found it difficult to comply due to several other reasons. For instance, in an ideal situation, where the government put in place requisite tools and procedures, facilities and infrastructure that will facilitate well planned development, enforcement or control of development plans and standards become automatic and less problematic. However, due to the failure by governments in providing adequate facilities, infrastructure and housing programmes to meet the need of the people, development control has become imperative in the study area. Consequent upon this failure by governments, a development gap now exists in support of abuse of land use plans and informal settlements by private and local initiatives.

The informal settlements in Minna and environs arises from the combined effects of slow procedures and bureaucracy in obtaining C of O, inconsistency and inefficiency of government

agencies and committees responsible for land administration, rapid population growth and rural-urban migration pressurizing the city, poor implementation of government housing programmes and policy over the years. This problem has been further aggravated by lack of professional capacity and boldness in optimizing, modeling and implementing land information strategies due to traditional, social, political, economic and technical barriers. Where qualified professional are available to carry out property inspections and regulations, the fear of being harmed or attacked, and the patriotic will to refuse bribes when offered has been a major challenge. For instance, the government officers' right to enter premises is limited by the '*ba-shiga*' ('*no entry*') system in some parts of Minna. Where there is no free access, power to enter, inspect and control developments at the backyard of the residents is largely constrained.

4. CONCLUSION

The study has carefully done an evaluation of the efficiency of the Land Use Act 1978, No. 6 of the Federal Republic of Nigeria and its implications in Minna and Environs; in which four (4) key elements consisting; survey and cadastral information system, adherence to statutory conditions in the offer of C of O, development control and government policy and implementation in fifteen (15) selected ward areas were assessed.

The prevailing informal settlement trend in Minna is a failure of the Land Use Act of 1978 and the LUAC in Niger State to deliver its mandate in the study area. The inability of the department of lands, survey and planning to provide effective land records and up-dated cadastral maps, which should guide planners and developers on *where* to build *what* in the study area, is the primary source of irregularities in the physical development process in Minna. It is a fact that, inadequate professional capacity and expertise exists in MDAs for optimizing, modeling and implementing land information strategies due to some traditional, social, political, economic and technical barriers. The main consequence of this scenario in the near future is environmental hazards leading to severe socio-economic problems and total destruction of city aesthetic and beauty. However, it is worthy of note that, cadastre alone will not solve the problems of land use abuse in the study area, therefore the government is expected to develop robust housing strategy and land use planning and implementation that will activate decent development and the repair of existing informal settlements in Minna and environs.

Government policies/decisions on housing and land information system (LIS) and sustainable urban development in Minna have *not* been effective over the years due to the heterogeneous cadastral map frames and geoinformation standards. Therefore, in line with suggestion by Enemark (2007), the framework for political decision-making in the study area should be organized to facilitate an integrated approach to land-use management that combines the three areas of land policies, land information management, and land-use management. In addition, a complete digital map revision and geospatial evolution in the study area is imperative, which would enhance income generation strategy, from land registration and administration, and high quality urban sprawl in the area.

4.1 Recommendations

In order for governments to effectively change the tide of informal settlement in the Minna and environs, the following actions are hereby recommended:

- i. There is need to carry out urgent digital mapping and cadastral geodatabase development for Minna and environs, as input for the proposed Minna GIS;
- ii. The current inefficiency in land administration should be addressed through the reform of Land Use Act, and repositioning of the relevant ministries and the Land Use and Allocation Committee (LUAC) in order meet up the need of the people.
- iii. The Development Control Unit of Urban Development Board should be properly fund, equipped and legally strengthened to cope with the professional and ethical challenges of effective development control in Minna and environs.
- iv. Cases of allocation of lands in areas without township plans and cadastral layouts should be abolished in order to curb slum and informal settlement;
- v. The procedures of land allocation and processing of C of O should be simplified to last not more than six month from the date of application.
- vi. Where government housing programmes are not realistic, urban facilities and infrastructure should be provided in all development layouts in order to automatically control informal settlements.

ACKNOWLEDGEMENTS

The author appreciates Mr. Nelson Nsikak and Mal. Adamu Danasabe for administering and retrieving some of the questionnaires. Thanks to all Management and Technical staff of the Ministry of Lands, Survey and Housing, Minna, Niger State, Nigeria for taking the pains in providing the relevant technical information and answers through the questionnaires and personal interviews.

REFERENCES

1. Aluko, B. T., and Amidu, A. (2006). Urban Low Income Settlements, Land Deregulation and Sustainable Development in Nigeria. Promoting Land Administration and Good Governance. 5th FIG Regional Conference Accra, Ghana, March 8-11. http://www.fig.net/pub/accra/papers/ts03/ts03_03_aluko_amidu.pdf
2. Dashe, J.D.J (1987). Cadastral Surveying Practice, pp.95
3. Dumashie, A. D., (2006). People and Places: The Importance of the Supply of Land in Delivering Affordable Housing in Informal Settlements. Promoting Land Administration and Good Governance. 5th FIG Regional Conference Accra, Ghana, March 8-11. http://www.fig.net/pub/accra/papers/ts03/ts03_02_dumashie.pdf
4. Enemark, S., (2007). Integrated Land-Use Management for Sustainable Development. International Federation of Surveyors Article of the Month, April 2007. http://www.fig.net/pub/monthly_articles/april_2007/april_2007_enemark.pdf
5. Enemark, S., and McLaren, R., (2008). Preventing Informal Development- through means of sustainable land use control. Integrating Generations, FIG Working Week 2008, Stockholm, Sweden 14-19 June. http://www.fig.net/pub/fig2008/papers/ts08a/ts08a_01_enemark_mclaren_2734.pdf

6. FIG Commission 3, (2010). Rapid Urbanization and Mega Cities: The Need for Spatial Information Management. FIG Publication No. 48. 92p.
7. <http://www.googleearth.com>
8. Land Use Act 1978. Federal Republic of Nigeria Official Gazette. No.14.Vol. 65. Published and Printed by the Fed. Ministry of Information, Printing Div., Lagos, Nigeria.
9. Larsson, G. (1991). Land registration and cadastral systems (Tools for land information and management Longman Sci. & Tech., and John Wiley & Sons Inc. NY. Pp. 23-88.
10. National Bureau of Statistics, (2009). Annual Abstract of Statistics, 2009. National Bureau of Statistics (NBS), Federal Republic of Nigeria. p.34 (517 pages).
11. Ojigi, M. L. (2009). Geospatial Mapping for Crime Indexing and Monitoring in Minna and Environs, Niger State of Nigeria. *Nigerian Journal of Surveying & Geoinformatics*. Vol. 2/2, October, 2009 ISSN: 0189-8914, pp. 83-100
12. Ojigi, M. L., & Owoyele, G. S., (2005) Feasibility Studies for Establishing Sustainable Cadastral and Land Registration Information System for Minna Metropolis. *SSSE, Federal University of Technology, Minna 1st Annual Conf. on: Current Trends in Science and Environmental Management, 27th-30th November. 11p.*
13. Potsiou, C. and Ionnidis, C. (2006): Informal Settlements in Greece: The Mystery of Missing Information and the Difficulty of their Integration into the Legal framework. Proceedings of the 5th FIG Regional Conference, Accra, Ghana, March 8-11, 2006, 20 p. http://www.fig.net/pub/accra/papers/ts03/ts03_04_potsiou_ioannidis.pdf
14. Potsiou, C., Doytsher, Y., Kelly, P., Khouri, R., McLaren, R., and Mueller, H., (2010). Rapid Urbanization and Mega Cities: The Need for Spatial Information Management | Rapid Urbanization and Mega Cities: The Need for Spatial Information Management | International Federation of Surveyors. Article of the Month – March. 25p
15. Yusuf R. K & Abioye, W.A. (2000). An effective Land Registration Policy as a Pre-requisite for Housing Nigeria's Populace. *Topo. Sci, Dept. KadPoly. Kaduna, Nigeria.* pp. 4-8

BIOGRAPHICAL NOTES



Dr. Lazarus Mustapha Ojigi (1969-): An Associate Professor of Surveying and Geoinformatics. He joined the services of the Federal University of Technology, Minna, Nigeria in 1995 as an Assistant Lecturer and rose to the rank of Associate Professor of Surveying and Geoinformatics by October 2010. Between 2006 and 2008, he was the Head of Department of Surveying and Geoinformatics, Federal University of Technology, Minna, Nigeria. He was the Deputy Dean, School of Environmental Technology of the same University between August 2008 and June 2010.

He is a registered Surveyor with the Surveyors Council of Nigeria (SURCON) and specializes in Space Geodesy, Remote Sensing and Geospatial Modeling. He has attended several Local and International Conferences and Workshops with Geomatics related contents, and has several scientific publications to his credit. His current research efforts are on 'Microwave Remote Sensing and Global Navigation Satellite System (GNSS) data integration and modeling for topographic dynamics, minefield subsidence and deformation studies in Nigeria'. He currently works with the National Space Research and Development Agency (NASRDA), Abuja Nigeria as a Deputy Director, and heads the Data Integration and Dissemination Division of the Strategic Space Applications Department.

TS01E - Pro Poor Land Management, 5577

14/15

Lazarus Mustapha OJIGI

An Evaluation of the Efficiency of the Land Use Act 1978 of the Federal Republic of Nigeria and its Implications in Minna and Environs

FIG Working Week 2012

Knowing to manage the territory, protect the environment, evaluate the cultural heritage

Rome Italy, 6-10 May 2012

He is a full member of many professional organizations such as Nigerian Institution of Surveyors (NIS), Nigeria Association of Geodesy (NAG), Northern Surveyors Forum (NSF), EIS-Africa, African Association of Remote Sensing of the Environment (AARSE), and Geoinformation Society of Nigeria (GEOSON).

CONTACT ADDRESS

Dr. Lazarus M. Ojigi

Head, Data Integration and Dissemination Division,
Strategic Space Applications Department,
National Space Research and Development Agency (NASRDA),
Pyakasa Junction, Airport Road,
P.M.B. 437 Garki, Abuja, Nigeria.
E-Mail: drojigi@nasrda.net; Phone: +234-8166930684