AN ASSESSMENT OF LAND ACQUISITION IN NIGERIA
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STARTING POINT
BRIDGING THE GAP

Land Acquisition

Gap between concepts

Land Governance
What about an approach that is rapid and low-cost?
CASE STUDY
NIGERIA

Agriculture and Rural Development

The Land Governance Assessment Framework
IDENTIFYING AND MONITORING GOOD PRACTICE IN THE LAND SECTOR
 клея Денкин

THE WORLD BANK

3
WORLD BANK LGAF
A BRIEF OVERVIEW

- 5 Thematic Areas > 21 Indicators > 80 Dimensions
- A tool to support discussing and making policy
- Participatory group sessions
- Selection of best fit dimension for context being studied

ADAPTING LGAF
KEY POINTS

- Focus only on land acquisition aspects
  - Themes: 4 (not 5)
  - Indicators: 10 (not 21)
  - Dimensions: 44 (not 80)
- Can be applied by small team in short amount of time
  - Use multiple sources of evidence
  - Assess each dimension and use metrics
THE ADAPTED APPROACH
A NEW APPLICATION OF LGAF

RESULTS
ADHERENCE OF NIGERIA TO LGAF DIMENSIONS

<table>
<thead>
<tr>
<th>Land Governance Indicators</th>
<th>Dimensions</th>
<th>Adherence</th>
<th>Unsure</th>
<th>Not Adherence</th>
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<tbody>
<tr>
<td>1 Recognition of continuums of rights (LGI 1)</td>
<td>5</td>
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<td>2</td>
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<td>2 Enforcement of rights (LGI 2)</td>
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<td>3 Mechanism for recognition (LGI 3)</td>
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<td>4 Restriction of rights (LGI 4)</td>
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<td>5 Clarity of Mandate and practice (LGI 5)</td>
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<td>6 Equity and non-discrimination in decision making process (LGI 6)</td>
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<td>7 Identification of public land and clear management (LGI 7)</td>
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<td>8 Transparency and fairness of expropriation procedure (LGI 8, 12)</td>
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<td>9 Completeness of land information (LGI 9, 10)</td>
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<td>5</td>
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<td>10 Assignment of responsibilities (LGI 10)</td>
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<td>4</td>
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<td><strong>Total</strong></td>
<td><strong>44</strong></td>
<td><strong>10</strong></td>
<td><strong>11</strong></td>
<td><strong>23</strong></td>
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RESULTS

VISUALIZING THE "LAND GOVERNANCE GAP"

RESULTS

DIFFERENT DATA SOURCES PROVIDE DIFFERENT INSIGHTS
RESULTS
AREAS OF GOOD ADHERENCE

- Recognition of western style land rights
- Management of restrictions on land rights
- Basic compensation principles

RESULTS
AREAS FOR POLICY UPGRADE

- Better enforcement of existing rights
- More flexible methods for recognizing and registering rights (especially in rural areas)
- Cost effective survey mechanisms
- Better definition of land agency responsibilities
- More equity and transparency in decision making
- Improving public land management
- Enhancing expropriation procedures
- Better land information collection and provision
- Improved dispute resolution processes
The approach is rapid, low-cost, and can be undertaken by a small team.

- Quantification of results enables visualization and statistics
  - Potential concerns on this

- Significant improvement opportunities in Nigerian context

- New ‘Large-scale Land Acquisition’ module for LGAF introduced