An Analysis of Land Demarcation Practices in Africa at the emergence of Fit-for-Purpose Approaches

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SUMMARY

Land demarcation is done either with fixed boundaries or general boundaries. The use of general boundaries has gained more attention since the advent of fit-for-purpose campaigns due to the need to fast-track land registration processes. This paper, examines, analyses and reports on land demarcation practices in Africa before and after the FFP approach, the impacts of the fit-for-purpose approaches of land demarcation on land administration in the African continent, effects of land demarcation on land registration timelines, the role of surveyors and para-surveyors on land demarcation, influence of urban-rural expansion on land demarcation practices and challenges to implementing the fit-for-purpose land administration approaches in Africa. The study conducts SWOT analysis on the impacts of the use of general and fixed boundaries in the land administration systems of Nigeria, Uganda, Rwanda, Kenya, Zimbabwe and some other parts of Africa. The results reveal that both approaches have advantages and disadvantages, especially when considered from both the present and future perspectives. The paper concludes by suggesting a careful adoption of land demarcation approaches and a witting use of the FFP concepts in land administration by professionals and non-professionals.

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