



# **REFORM IN CADASTRE AND LAND ADMINISTRATION IN NIGERIA- COPING WITH CHALLENGES IN DEVELOPMENT**

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## **Outline of Presentation**

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- Land Reforms in the States
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- Land Registration system
- Challenges in Development & Land Reform
- The National Cadastral Mapping Program
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## Summary

- Spatial as well as attribute data are key requirements for the development of infrastructure. Large scale maps facilitate land administration but the level of cadastral mapping in Nigeria is very low and mostly prepared in analogue format. The focus now is tending towards technological reform leading to use of electronic/digital system. This paper discusses the Cadastre and Land Administration in Nigeria with respect to the Land Reform programme which is one of the key areas of Mr President's seven point agenda. This paper would therefore review the status of the cadastre and land administration in the country to ascertain how they are coping with the challenges in development. With regard to Nigeria's new administration's 7-point agenda, Land Reform which is critical to its realisation would ensure equitable use of the nations land resources for socio-economic development. Infrastructural development should be based on current land data. Procedures to improve the land data-handling and recording system are recommended. Also highlighted are the envisaged contribution of the Land Reform Agenda to Development in the country as well as the challenges of implementation. The steps to be taken in the implementation of the Land Reform and other actions being proposed by the government as a way forward in meeting with the challenges of development in Nigeria are finally underscored.

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## Introduction

- Nigeria a country of approx 923,000 km<sup>2</sup> with population over 140 million
- Administered in 36 states and Federal Capital Territory
- Mapping data required for development planning



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## Land Reforms in the States

- **Justification: Dearth** of up-to-date & highly fragmented spatial data, and low in integrity

### MAPS FROM DIFFERENT SECTORS

Cadastral

Forestry Maps

Administrative maps

Hydrographic Maps

Geological Maps

Topographical Maps

Population Maps

Improve land productivity

Ensure effective and efficient land administration

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## Limitations in the Current system

- Knowledge
  - ◆ different datasets on different systems and it is difficult to obtain up-to-date data
  - ◆ business knowledge is restricted
- Processes
  - ◆ business processes are not linked properly
  - ◆ there are duplications in the same processes across functional units
  - ◆ It does not add value to the business
- Communication
  - ◆ business communication is poor because systems are not properly linked
  - ◆ it is difficult to collaborate between business



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## Cadastral System

- Cadastral survey dataset is the basic building block of successful land reform
- Lack of dynamic cadastral map and densified control system country-wide
- Cadastral Problem-How to meet requirements with maximum efficiency and minimum cost
- A lengthy period of 15-18 months required for land registration



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## Land Registration System

Formal registration began in 1863 with Land Registration Law-Lagos and environs  
Registration Ordinance No 2 of 1894-covering the country  
Nationalisation of lands 1962  
Current law is Land Use Act (Decree No. 6 of 1978)

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## Land Registration System

- Manual record keeping in use by all land related sectors in Nigeria was maintained by keeping registers and files.



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## Land Registration System

- Land Use Act in the constitution
- Survey and Mapping on concurrent legislative list in the Constitution of Federal Republic of Nigeria

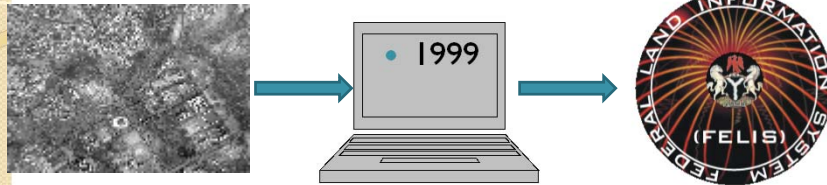


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## Reforms in Land Administration



Lagos, Abia, Kano, Ondo, Enugu, Benue and Edo states also embark on computerisation of land records. National Technical Development Forum (NTDF) & UK Government's Department for International Development (DFID) to harmonise & support land registration processes

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## Challenges in Development and Land Reform

The lack of suitable large scale maps makes it difficult for design, administration and planning for provision of necessary utilities.

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## The National Cadastral Mapping Programme

- Large scale Cadastral and Township Mapping of the country proposed by the Office of the Surveyor General of the Federation (OSGOF) in year 2005 in collaboration with the Cadastral Survey Unit of the Federal Ministry of Works, Housing and Urban Development
- Programme is yet to take off

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## The Way Forward

- A look at the challenges of the past system of registration will assist in the anticipate future trends.
- In 1997 the Surveying and Mapping Community submitted a Memorandum to the Vision 2010 Committee, outlining the Past; Current Status of Surveying and Mapping and strategies to reach the anticipated and desired goal for the year 2020.

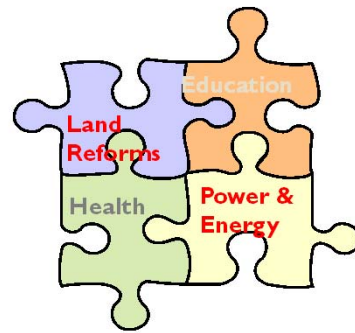
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## The Way Forward

President Musa Yar 'Adua on assumption of office in May 2007 introduced a Seven Point Agenda to transform the country. Five out of the seven areas are directly linked with Surveying and Mapping which can be used in providing the infrastructure for the development of the country.

Critical areas of this administration's 7-point Agenda

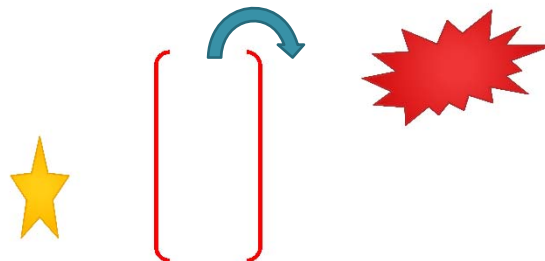


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## The Land Reform Committee

- Land Reform would remove barriers to access and use of Cadastral data, usher in a new era of land market economy. This would unlock the dead capital in the land.



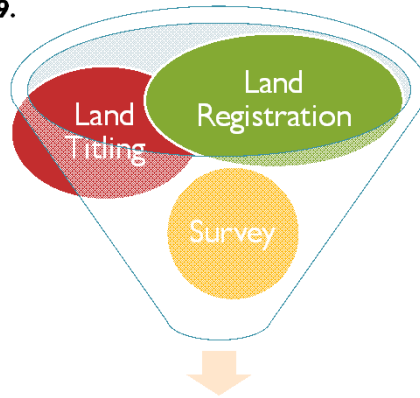
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# Land Reform Committee

Presidential Technical Committee on Land Reform on 2<sup>nd</sup> April, 2009.

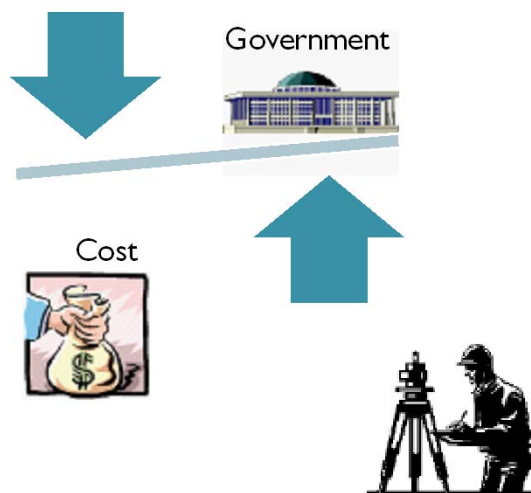


To Remove Bottlenecks

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# Land Reform Committee



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## Conclusions



- The digital aerial photography of Nigeria will be followed by large scale map production of the country. An upgrade institutional framework legal and administrative arrangements for the coordination and development of core cadastral data sets.
- The land management paradigm makes a national cadastre the engine of the entire land administration system

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## How Reform in Cadastre & Land Administration enhance development

- Most states are computerizing Land Records and Cadastre datasets
- Facilitates creation of Database and use of real-time data

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## Conclusions

- **The role of Surveyors on a global scale is changing from measurement**

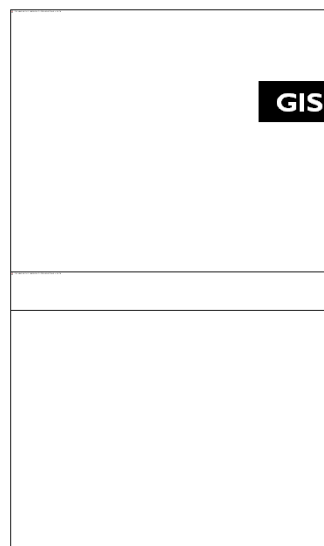


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## Recommendations

To managers of spatial information

- Digital Mapping is now the art and science of spatial presentation. Map will be produced real-time.



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## Recommendations

- The need for attitudinal change in operators and practitioners in GIS, geoinformation and other strategic environment which thrives only with maximum exchange of information and data, to sincerely and willingly exchange information.



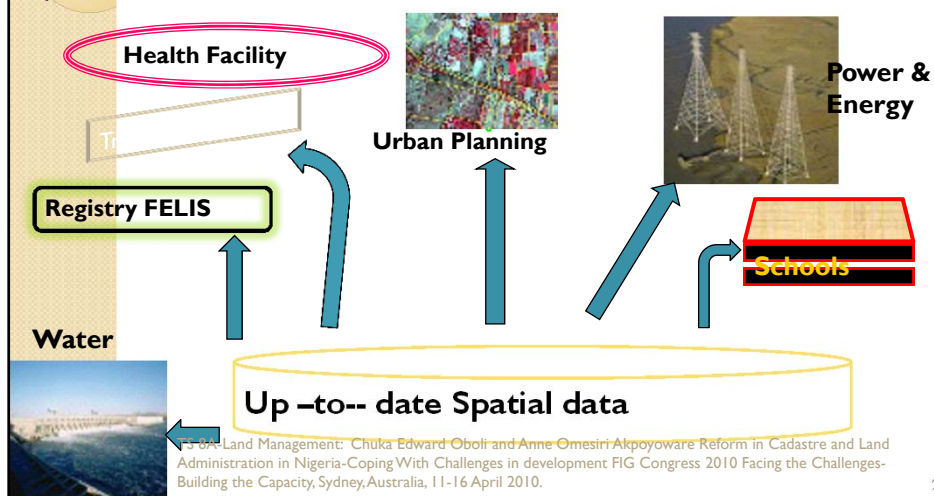
- need for regular enlightenment campaigns for the public as well as for policy makers on the importance of land records, survey plans and planning using current and accurate data

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## Recommendations

Infrastructures should be designed based on updated or current geodata contracts for the computerization of land records and registries should be given to GIS based firms with appropriate specifications



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## Recommendations

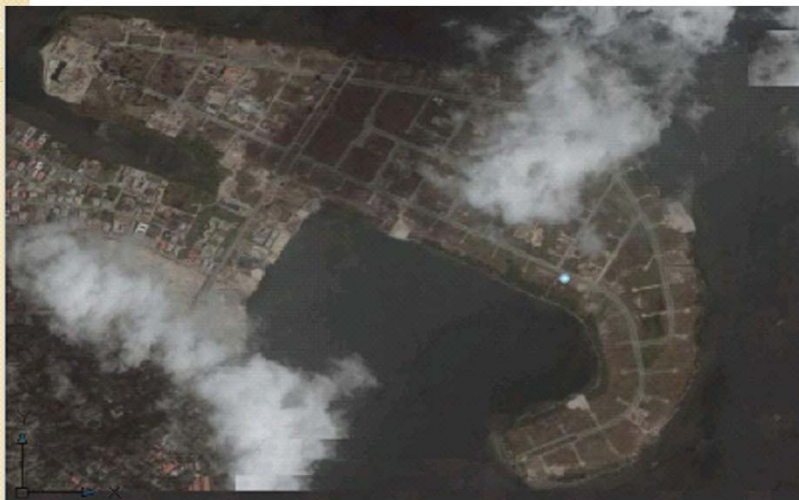
- For capacity building Nigerian surveyors are advised to embrace partnership and consortia with other relevant professionals within and outside the country.



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## SATELLITE IMAGERY OF BANANA ISLAND, LAGOS.



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## BANANA ISLAND IMAGERY OVERLAYED WITH ROAD NETWORK



Cadastral SITS 8A-Land Management: Chuka Edward Oboli and Anne Omesiri Akpoyoware Reform in Cadastre and Land Administration in Nigeria-Coping With Challenges in development FIG Congress 2010 Facing the Challenges-Building the Capacity, Sydney, Australia, 11-16 April 2010.

## BANANA ISLAND CADASTRAL SURVEY INFORMATION STORED IN FFI IS



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**THANK  
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