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## CORRUPTION OF LAND ADMINISTRATION IN SUB-SAHARAN AFRICA: REPORTS FROM NIGERIA AND NAMIBIA

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## PRESENTATION OUTLINE

- Introduction
- Legal Framework For Combating Corruption In Africa
- Case Presentation- Nigeria And Namibia
- Reports From Nigeria And Namibia
- Findings / Results
- Recommendations and Opportunities
- Conclusion

## INTRODUCTION

- Land is one of the most important tangible assets
- Nigeria`s Land Use Decree of 1978
- Corruption is one of the silent and dangerous activities
- Corruption in the land sector is higher when compared to other public services
- Land corruption occur in Land tenure, Use, Valuation & Development

## LEGAL FRAMEWORK FOR COMBATING CORRUPTION IN AFRICA

- The United Nations Convention against corruption
- Transparency international
- Southern Africa Development Community (SADC) (*Namibia part of it*)
- Over 16 laws dealing with combating and preventing corruption in Namibia
- The AU Convention on preventing and combating corruption suggest having a common penal policy for all African countries

## CASE PRESENTATION- NIGERIA AND NAMIBIA

	Nigeria	Namibia
Population	218 million (2022 projection)	2.57 million (UN data projection 2022)
Total Area	923,768 km <sup>2</sup>	824,292 km <sup>2</sup>
Major Land Law(s)	Land Use Decree, 1978;	Land Tenure Act, 2012
Legal Framework for Fighting corruption	EFCC (Act 2002); ICPC (Act 2000); Code of Conduct Bureau (CCB)	Anti-corruption Commission of Namibia (Act 8 of 2003)
Transparency Intl` s Corruption Perceptions Index	Ranked 154th out of 180 countries (CPI of 24 over 100%)	Ranked 58th out of 180 countries

## REPORTS FROM NIGERIA

- **38-Year-Old Land Tussle at Magodo Estate in Lagos**
- **Allegations of a lawyer certifying a title document with a fake stamp in contravention of the SURCON enabling act**
- **Intentional disobedience to the court ruling on land matters;**
- **Plots of lands as a trade by barter for layout design and survey;**

## REPORTS FROM **NIGERIA** cont.

- Land parcel boundary encroachment;
- Misrepresentation of actual land measurement on the survey plan (layout) for personal gain;
- Intentional tempering of boundary beacons in favour of a party;
- Communal clashes; Poverty and unemployment

## REPORTS FROM **NAMIBIA**

- **Minister's Son, Partners get N\$6m Land Discount**
- **Land Deal with Russian Billionaire Causes a Stir in Namibia**
- **Namibian Court Blocks N\$60m Italian Land Deal**
- **Decision to stop the allocation of two farms to a company linked to members of the commission deciding on allocations.**
- **Evidence from media shows reporting of corruption cases decrease**



## REPORTS FROM **NAMIBIA** cont.

- **Adjudication arisen after a decision made indicated that the public officials misused their office for personal gain**
- **Sometimes, women's access to land are disturbed as they could not cultivate, although they do contribute to 60% of agricultural outputs**
- **Initiated process for the public to report corrupt practices within the land sector directly with the office of the minister of Agriculture, Water and Land Reform**

## FINDINGS / RESULTS

- **Limited awareness of the State Land decree in Nigeria resulting to conflicts between communities and state officials.**
- **A lot of conflicts arose due to land going to the elites that were in the hands of others.**

## FINDINGS / RESULTS cont.

- **There exists abuses of rule of law by elites and top government officials**
- **The use of state power for personal benefit has led to a loss of access to land for communities.**
- **There is a need reform service delivery in the land sector**

## RECOMMENDATIONS AND OPPORTUNITIES

- **Despite challenges experienced, there are opportunities for land administration professionals to promote improved land governance.**
- **Nigeria and Namibia have vast landmass of about 923,000 km<sup>2</sup> and 824,292 km<sup>2</sup> respectively.**
- **Some states (in Nigeria) have established agencies for land registration and recertification e.g. AGIS, EDOGIS, GOGIS, KADGIS, KANGIS, PLAGIS, etc**

## RECOMMENDATIONS AND OPPORTUNITIES cont.

- Land laws should be reviewed periodically, and bribery and corruption should be discouraged.
- Need for automation in land title acquisition and Ease of doing business should be encouraged at various offices,
- Citizens be oriented/sensitized on land laws using local languages.
- Avoid unnecessary delay in passing court judgement and implementing it.
- Need for all-inclusive approach involving internal and external stakeholders

## CONCLUSION

- **There have been pieces of evidence of the corruption of land administration in both countries, though efforts have been put in place to minimise it**
- **An overview of land corruption on country level, indicates that there is a need for reform service delivery in the land sector**

**Thank You for Listening**

**Dziękuję za wysłuchanie**