ACHIEVING SUSTAINABLE DEVELOPMENT THROUGH LAND INFORMATION SYSTEM RE-ENGINEERING IN NIGERIA

By

Muhammad Bashar NUHU, Ph.D, FNIVS, FICA, RSV.

(Associate Professor)

Estate Management & Valuation Dept. Bayero University Kano, Nigeria.
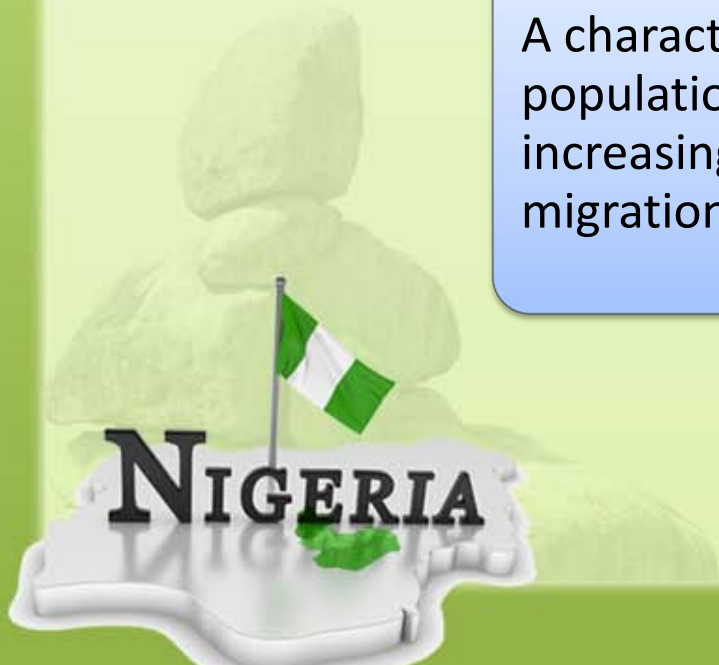
mbnuhu.esm@buk.edu.ng; nuhu861@gmail.com

Autodesk

Background

Nigeria is endowed with a vast expanse of land measuring 923,768 square kilometers and an estimated population of almost 170 million with an annual population growth rate of 2.50%.
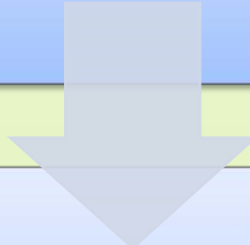
A characteristic feature of this population growth has been at the increasing rate of rural-urban migration.

NIGERIA

Background - SDGs

The United Nations Sustainable Development Goals (SDGs) are 17 goals with 169 targets that all 191 UN Member States have agreed to try to achieve by the year 2030. Health has a central place in SDG 3: Ensure healthy lives and promoting well-being for all at all ages, underpinned by 13 targets that cover a wide spectrum of WHO's work.

Almost all of the other 16 goals are directly related to health or will contribute to health indirectly. The new agenda, which builds on the Millennium Development Goals, aims to be relevant to all countries and focuses on improving equity to meet the needs of women, children and the poorest, most disadvantaged people.

NIGERIA

LAND POLICY & LAND INFORMATION SYSTEM IN NIGERIA

o From pre-colonial era to the inception of Land Use Act Cap 5 of 2004 in Nigeria, land information still remains complex and diverse in spite of positive plethora of legislations such as :

- ❑ the Land and Native Rights Proclamation Law of 1910;
- ❑ State Lands Act Cap 45 of the Laws of the federation of Nigeria and Lagos;
- ❑ Crown Land Law of Western Nigeria;
- ❑ the Land Tenure Law of 1962;
- ❑ Registration Land Act of 1965;
- ❑ Public Land Acquisition Miscellaneous Provision Decree 33 of 1976 and
- ❑ Federal Lands Registry (Miscellaneous Provision) Decree No.7 of 1992)

LAPS – Land and Property System
Present Experience in Nigeria

LAPS was implemented in the following States in Nigeria:

- **Bayelsa**
- **Plateau**
- **Niger**
- **Benue**
- **Kwara**
- **Nasarawa**
- **Bauchi**
- **Lagos**
- **Rivers**

Each project included implementation of:

- **Network and satellite internet**
- **Hardware installation**
- **Customized LAPS software**
- **Data gathering and processing**
- **Training, support and maintenance**

Oct 2010 - Commissioning of PLAGIS by President Goodluck

Oct 2011 - Commissioning of NIGIS by President Goodluck

Achieving Sustainable Development through Land Information System Re-engineering in Nigeria - Greece, 19-20 September, 2016 - FIG/World Bank Workshop by Dr.M.B.Nuhu

5

Sivan Design

"30% of a developed country economy is based on real-estate transactions"
(Source – world bank)

Land titling and registration unlock DEAD CAPITAL in land

Our target - To guarantee title to land and engender confident market transactions in landed properties

NIGERIA

LAPS highlights

- LAPS can issue **New Titles**, process **Re-Certification** of Existing Titles and handle **Sub-Transactions** such as Sub-Lease, Assignment, Mortgage etc.

- The system enables easy **Storage**, **Retrieval** and **Processing** of titles. Auditing and accounting **Reports** can automatically be generated and **Legal Searches** can easily be conducted

- A **GIS (Geographic Information System)** integrated module enables linkage between the Geographical plot of land boundaries and its ownership information

- Advanced **billing module** provides an intuitive tool to manage all land related financial transactions

- LAPS is the only system in Nigeria which was implemented both in Federal level (FELIS) and in 9 States so far: Kaduna, Benue, Kwara, Plateau, Nasarawa , Niger,Bauchi,Bayelsa, etc

LIS benefits

- Support resolution of land disputes and encroachments which were normally resort in legal disputes in the past

- Increase the state revenue generation

- Boost the economy for both banks and individuals through mortgage and real-estate loans

- Speed-up the process of land related transactions

- Support town planning, development control and industrial development

Achieving Sustainable Development through Land Information System Re-engineering in Nigeria - Greece, 19-20 September, 2016 - FIG/World Bank Workshop by Dr.M.B.Nuhu

8

Challenges for SDGs

- Implementation: fear of change, acceptance of computerized systems, definition of new roles and taking ownership on the system and content

- Build citizens trust

- Internally Generated Revenue (IGR) –debt collection

- Legal Framework – traditional rulers cooperation

- Infrastructure – Internet and electricity

- R&D – flexible design to fit Nigeria requirements

- Manpower and capacity building – Handing over to operations, Motivation plans!

- PPP model – Maintenance & support

LAND RE-ENGINEERING INITIATIVES

o The LAND SWAP initiative involves the ceding of some proportion of land to investors for the purpose of providing infrastructure for the benefit of the people:

❑ Restricted only to the FCT;

❑ Under the initiative, 3,302.49 hectares of land is expected to be seen as a chattel for infrastructural development in 23 districts in the FCT.

❑ Absence of community integrated involvement has led to it collapsed

o The land swap is nevertheless without its bottlenecks:

- ❑ Force eviction;
- ❑ Compulsory resettlement;
- ❑ Unjust compensation.

o The envisaged benefits of this swap initiative are:

- ❑ To fast track infrastructural provision and wade-off the pressure on public utilities and housing precipitated by alarming population growth;

❑The distributional objectives of the land swap in terms of profit sharing between the investors and government (60:40 basis);

❑Unlocking dead capital by freeing up lands for development;

❑Reduction in governmental budgetary spending on public infrastructure in the FCT.
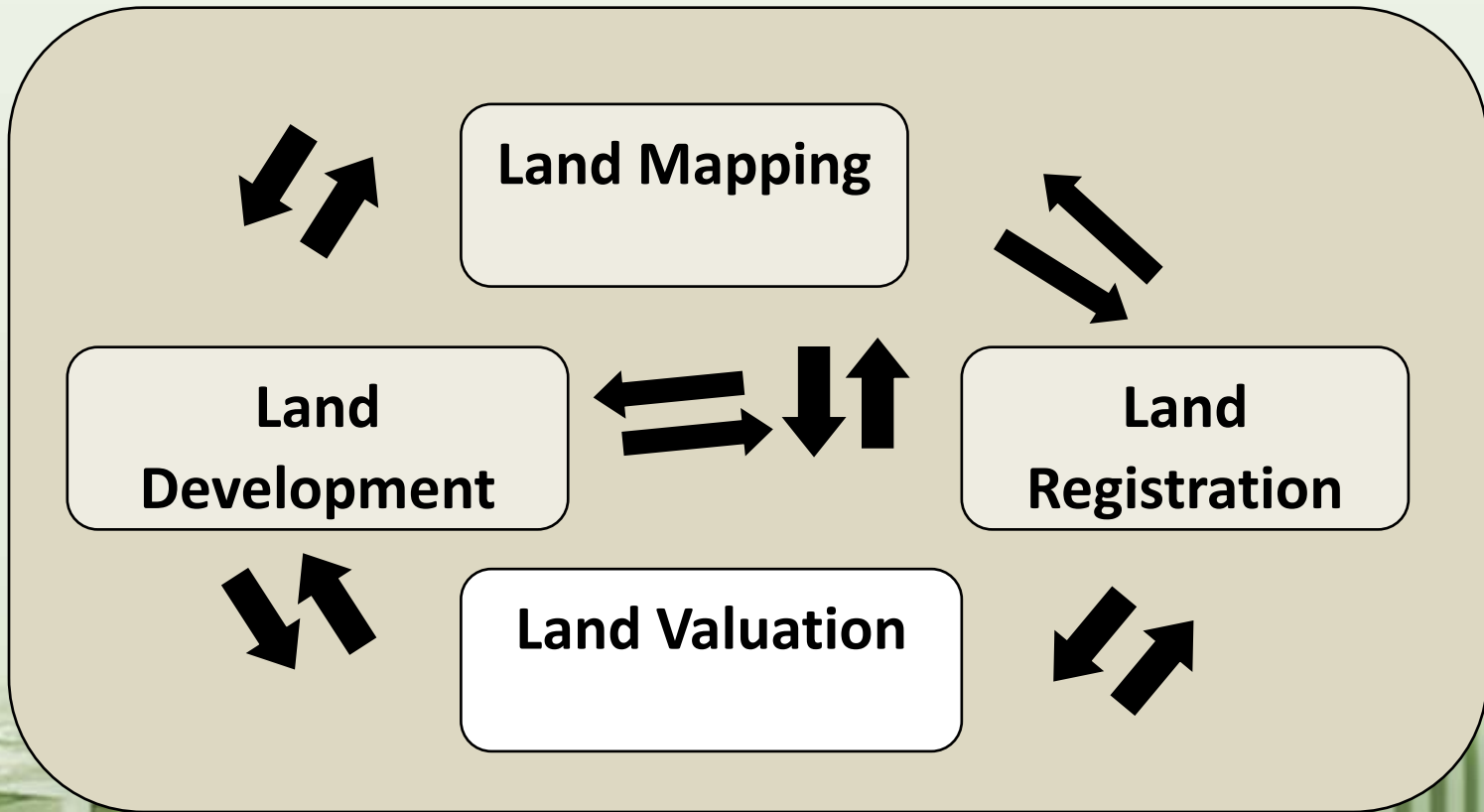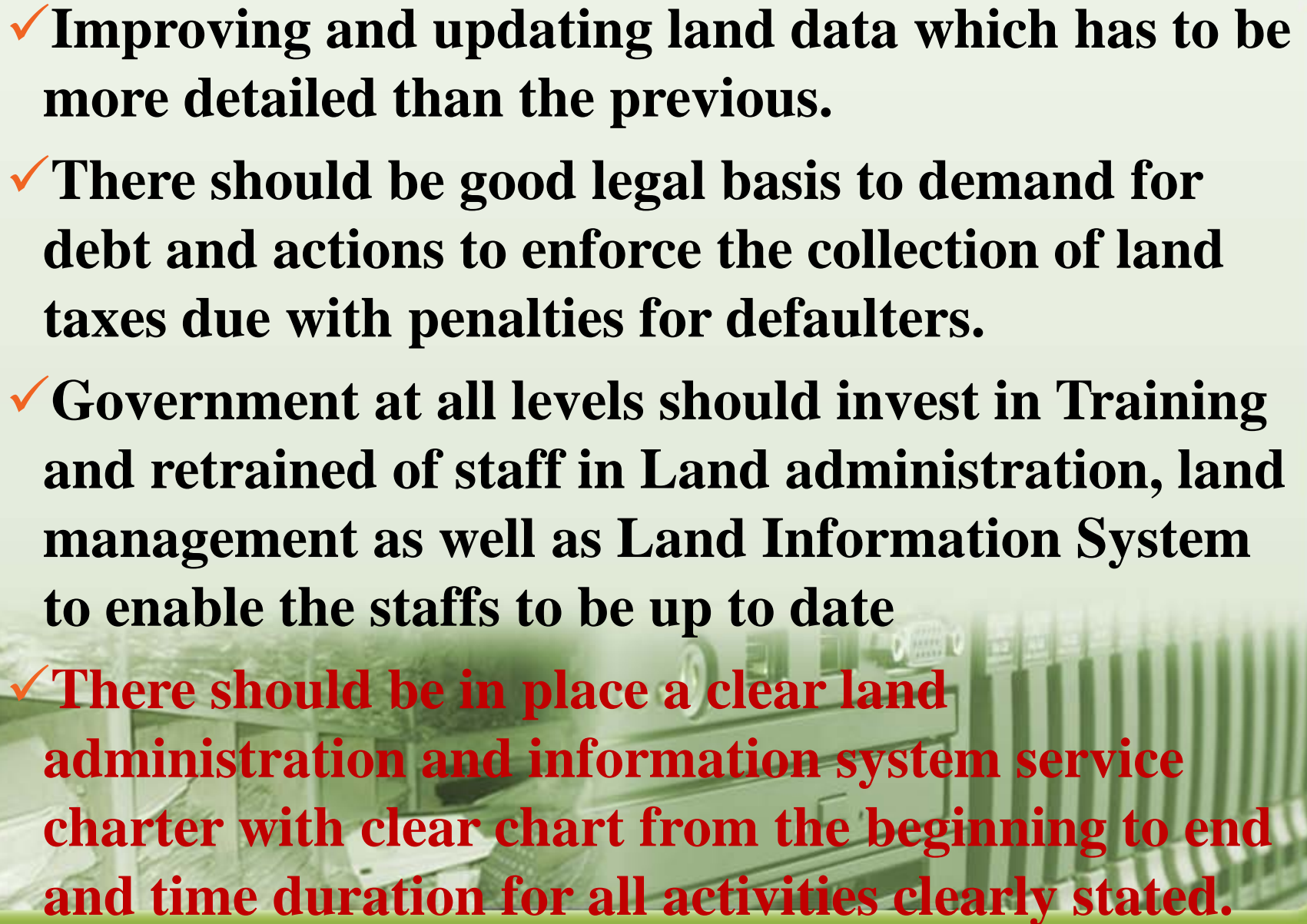
Basic Concept

Figure 1.1: Land Information System components

LIS & Re-engineering Challenges

- ✓ **Fear for losing current jobs.**

- ✓ **Lack of adequate capacity.**

- ✓ **Cost of installation & Maintenance.**

- ✓ **Instability of power supply.**

- ✓ **Fear from change.**

- ✓ **Poor internet connectivity.**

- ✓ **Inadequate enlightenment & awareness**

Achieving Sustainable Development through Land Information System Re-engineering in Nigeria - Greece, 19-20 September, 2016 - FIG/World Bank Workshop by Dr.M.B.Nuhu

14

Way forward in Re-engineering Nigerian Land Information System

✓**There should be public awareness and enlightenment programmes/campaigns on Local media and advocacy avenues educating the general public on the importance of the computerization of Land documents and land registries.**

✓**The organization in charge of computerization of land documents and land processes should set a control policy to monitor collection progress, progress report and statistics of collection potentials and Debt**

✓**Improving and updating land data which has to be more detailed than the previous.**

✓**There should be good legal basis to demand for debt and actions to enforce the collection of land taxes due with penalties for defaulters.**

✓**Government at all levels should invest in Training and retrained of staff in Land administration, land management as well as Land Information System to enable the staffs to be up to date**

✓**There should be in place a clear land administration and information system service charter with clear chart from the beginning to end and time duration for all activities clearly stated.**

Summary

- ✓ **Land registration is a basic element in the foundation of a state/country.**

- ✓ **computerization of the Land Registry and titling process has a major role in creating a unified and harmonized land depository at both the state and nation levels.**

Achieving Sustainable Development through Land Information System Re-engineering in Nigeria - Greece, 19-20 September, 2016 - FIG/World Bank Workshop by Dr.M.B.Nuhu

17

- ✓ **Complete re-engineering of the land infrastructure system.**

- ✓ **LIS benchmark performance indicators should be formulated.**

- ✓ **Integration of de facto land ownership into the LIS framework.**

- ✓ **Incorporating deemed rights owners in a simple and holistic manner for secure tenure and property rights.**

Achieving Sustainable Development through Land Information System Re-engineering in Nigeria - Greece, 19-20 September, 2016 - FIG/World Bank Workshop by Dr.M.B.Nuhu

18

THANK YOU