

# **Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building**

**Oluseye Thomas DABIRI, Nigeria**

**Keywords:** Cadastral Survey Business; CMDS; Capacity Overhaul; Capacity Building

## **SUMMARY:**

In Nigerian Cadastral Survey Industry Contemporary History: the **FIRST CAPACITY BUILT** with great success was the **CADASTRAL MANDATORY DEPOSIT SYSTEM (CMDS)**. This has added great value to **CADASTRAL SURVEY BUSINESS** in Nigeria. It has also brought positive multiplier effects on the personal and corporate economies of the Surveyors in general. It is relevant to state that many of the government policies are still lacking adequate survey input with poor public awareness of Survey as bedrock of meaningful national development. However, Cadastral Survey is still the gateway and open window from which public appreciate survey business with peculiar patronage for Landed Properties Surveys with little or no awareness of other sectors of Survey Industry.

This paper will present the **CMDS** as Capacity Built in the recent past; the need for its overhaul and the need to initiate a new capacity building to reposition Cadastral Survey Business and General Survey Industry for a better link up with the public and other sectors in the Survey Industry for better Land Administration; Good Governance; Sustainability; General and Holistic Management of Environment.

# Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building

Oluseye Thomas DABIRI, Nigeria

## 1. INTRODUCTION:

In Nigerian Survey Industry Contemporary History, the FIRST Capacity Built with great success was the Cadastral Mandatory Deposit System (CMDS). CMDS historical processes and forms can be traced to the usual evolutionary trend of human activities. **Pre CMDS ERA:** Cadastral Survey was based on free practice with little coordinated practice regulations which was due to few number of Surveyors; few demands and needs from the public and government. Nigerian population increase in the 1980s and 1990s with petrol dollar increase in the national prosperity put Cadastral Survey on a serious pressure due to Land Needs and Property Developments. Ethical Professionalism Development brought CMDS by the turn of this millennium. It was a product of the **GREAT AND POSITIVE SYNERGY BETWEEN THE THREE ORGANS THAT WE CALLED THREE LEGS OF TRIPOD IN NIGERIA:**

- **NIGERIAN INSTITUTION OF SURVEYORS (NIS).**
- **SURVEYORS COUNCIL OF NIGERIA (SURCON).**
- **THE OFFICES OF SURVEYOR GENERALS (36 STATES AND FEDERAL).**

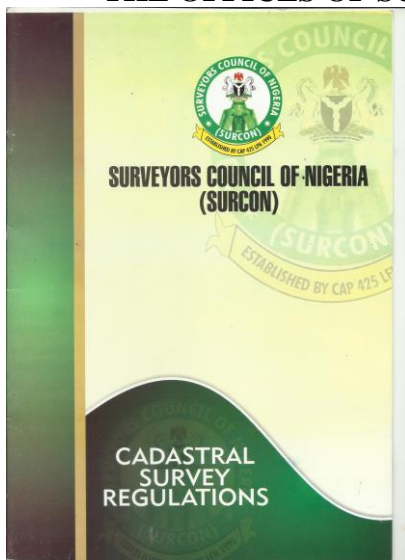


figure 1: surcon cadastral survey regulations cover page

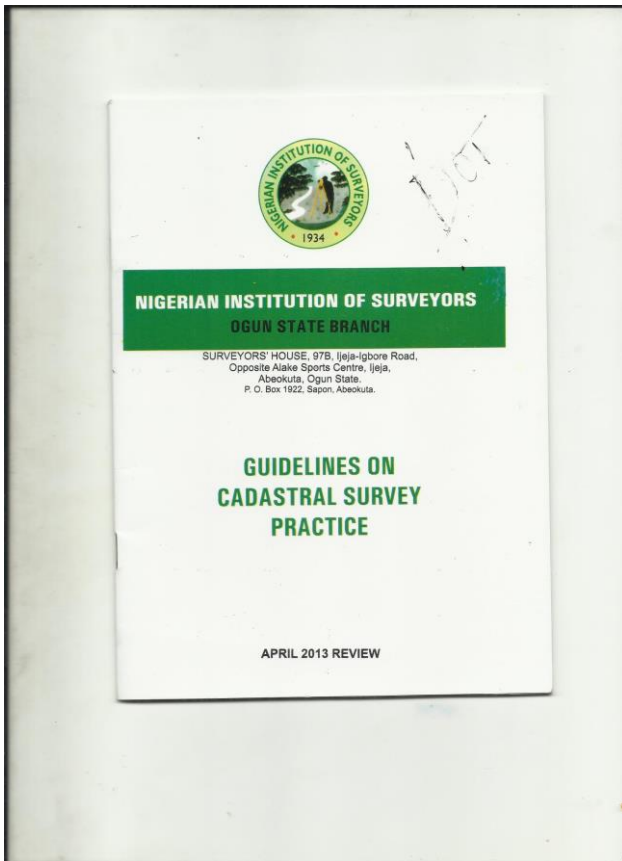


figure 2: ogun state cadastral survey regulations cover page

The **CMDS** was backed up with **SURCON LAWS** and each state of the Nigerian Federation has adapted versions of the same law; without prejudice to the **SURCON LAWS**. See Figures 1 and 2 above.

It is a fact that the capacity built called **CMDS** has added great value to survey as a profession and to the surveyors' personal economics than any other sector of surveying business. **CMDS** gives steady and continuous income to surveyors which no other survey contract or business can relegate for now or in the past.

## 2. WHAT IS CMDS

Cadastral Mandatory Deposit System (**CMDS**) is the first milestone of Capacity Building in the Nigerian Survey Industry built mainly for holistic management of Cadastral Survey Practice hinged on good ethical practice and good costing by all surveyors in the industry.

Survey Professionalism and its Commercialism interplay for holistic desire to get good costing and economic rewards to the Surveyors brought the **CMDS** into the industry.

---

Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building (8355)  
Thomas Dabiri (Nigeria)

FIG Working Week 2016  
Recovery from Disaster  
Christchurch, New Zealand, May 2–6, 2016

**CMDS** is a system designed by the Surveyors to regulate the scale of fees for the components by having absolute controls of costing using strict scale of fees that mandated all practitioners to deposit an agreed percentage of his or her fees charged as stipulated on the scale of fees. However; the deposited percentage shall be paid back to the practitioners on agreed cycle of date. Pillar Numbers used for Cadastral Surveys are sold at stipulated prices and the revenue that runs into **MULTI MILLION US DOLLARS OVER THE YEARS** are being shared by the **THREE ORGANS**. All these rudiments of **CMDS** are to prevent under cutting and non adherence to the scale of fees. Without any prejudice; the system has brought good ethical compliance and worthy cadastral practice in terms of economic returns on surveyors investments.

**CMDS** components covers the following:

1. **Perimeter Survey of all cadre(s).**
2. **Detail Survey;**
3. **As – Built Survey;**
4. **Lay – out Survey;**
5. **Re – Establishment of Beacon(s);**
6. **Litigation Survey.**

### 3. **CMDS REGULATORY ORGANS:**

**CMDS** regulatory organs:

- **NIS.**
- **SURCON.**
- **OFFICES OF SUREYOR GENERALS AT (36 STATES AND FEDERAL)**

The synergy of purpose on the parts of the three organs brought **CMDS** which is reliable, beneficial and sustainable.

### 4. **CMDS OPERATIONAL ORGANS:**

**The Operational Organs of the CMDS are stated hereunder; all organs below have REGISTER with the REGISTRAR of SURCON and NIS Secretariat with annual practising and membership fees usually charged to keep thier names on the register.**

- **SURVEY ARTISANS AND OPERATIVES**
- **SURVEY TECHNICIANS**
- **SURVEY TECHNOLOGISTS**
- **PUPIL SURVEYORS**
- **REGISTERED SURVEYORS**

---

Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building (8355)  
Thomas Dabiri (Nigeria)

FIG Working Week 2016  
Recovery from Disaster  
Christchurch, New Zealand, May 2–6, 2016

- **CHAIRMEN, DIRECTORS AND MANAGING DIRECTORS OF SURVEY FIRMS AND COMPANIES**
- **HEADS OF DEPARTMENT OF SURVEY IN PRIVATE SECTORS**
- **HEADS OF DEPARTMENTS AND RECTORS IN SURVEY DEPARTMENTS AND SCHOOLS**
- **HEADS OF SURVEY IN GOVERNEMENT MINISTRIES, DEPARTMENTS AND AGENCIES (MDA)**

## **5. THE ACTION LINES:**

The Survey Laws from the beginning till date have to be compiled and made accessible for easy references and proper utility. **SURCON** and **NIS** will be saddled with this responsibility. We need action lines with clear vision for easy and skilful capacity building; for positive and meaningful impact on Nigerian Survey Industry. **NIS** will put in place **VOLUNTEERS WORKING COMMITTEE (VWC)** of not less than **FIVE** but not more than **SEVEN** members.

The **VWC** members shall be **VOLUNTEERS** having minimum of **THREE** years and maximum of **FIVE** Years of **TENURE**. The Chairman and Secretary of the **VWC** shall be nominated by its members by simple democratic process and the persons' willingness to serve on those capacities. They shall be allowed to have access to information from **NIS** and **SURCON** without any prejudice or administrative frustration. They shall be required to report to **NIS EXCO** on **QUARTERLY BASIS** on the progress made and next lines of action. They will also report to the General Assembly of **NIS** at all Annual General Meetings. The **VWC** shall be opened to input from all and sundry in the course of doing their work.

The need to build **SECOND CAPCITY AND FUTURSITIC THIRD ONE** is in the best interest of the surveyors and our country for sustainable land mangement and sustainability.

**Their terms of reference for VWC shall be to:**

- **Create the Structures for Capacity Building for Nigerian Survey Industry.**
- **Build Up the SECOND CAPACITY for the Nigerian Survey Industry.**
- **Nurture the SECOND CAPACITY.**
- **Refurbish the FIRST CAPACITY WHICH IS CMDS.**
- **AND ANY OTHER BUSINESS FOR FUTURISTIC THIRD CAPACITY BUILDING.**

## 6. THE STRUCTURE FOR CAPACITY BUILDING IS DATABASE

Robust Database Building with its sustenance and maintenance are imperative structure for viable capacity building in any sphere:

### **DATABASE ONE (DBONE)**

Nigerian Survey Industry has many survey firms; units; companies; consortium and what have you without any composite DATABASE to access them on one PLATFORM. DBONE shall have the SURVEY BUSINESS NODES (SBN) categories using PER CAPITAL SHARES as recorded at Corporate Affairs Commission REGISTER in ABUJA.

- **NODE ONE:** Less than TEN MILLION NAIRA PER CAPITAL SHARES shall be called **SURVEY UNITS**.
- **NODE TWO:** Less than ONE HUNDRED MILLION NAIRA PER CAPITAL SHARES but greater than TEN MILLION PER CAPITAL SHARES shall be called **SURVEY FIRMS**.
- **NODE THREE:** More than TEN MILLION NAIRA PER CAPITAL SHARES but less than FIVE HUNDRED MILLION PER CAPITAL SHARES shall be called **SURVEY COMPANY**.
- **NODE FOUR:** More than FIVE HUNDRED NAIRA PER CAPITAL SHARES and beyond shall be called **SURVEY CONSORTIUM**.

By this DATABASE ONE formation, all Survey Business Nodes as stated shall be accordingly registered by SURCON with NIS collaboration. The registrations shall be at TOKEN FEES. It is relevant to state that SURCON has company registration records for now; but not of this magnitude.

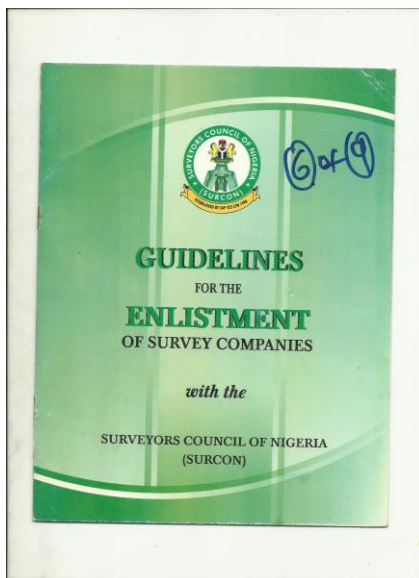


figure 3: surcon guidelines for survey companies enlistment

Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building (8355)  
Thomas Dabiri (Nigeria)

FIG Working Week 2016  
Recovery from Disaster  
Christchurch, New Zealand, May 2–6, 2016

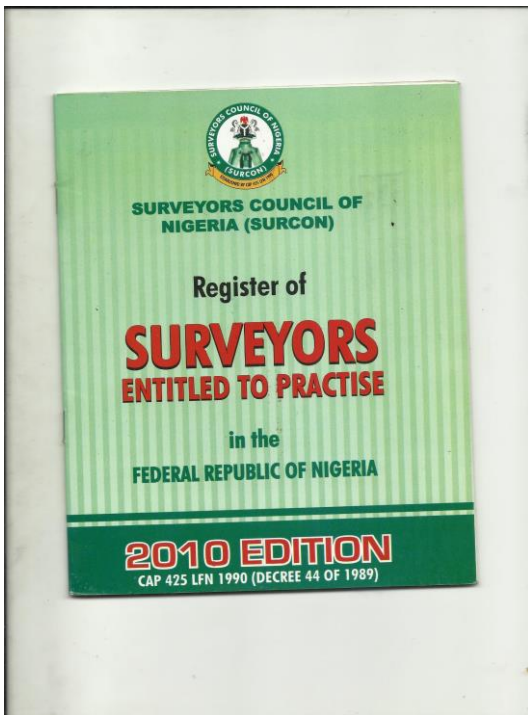


figure 4: surcon register of surveyors entitled to practise for the year 2010 in Nigeria

Definitely the registration by the **NODES** shall be once; while annual fees shall also be paid by them. This effort will bring more money to **NIS** and **SURCON** but this **FUND** shall be dedicated for survey business general developments; we shall be very careful not to use the money as we are presently using **CMDS REVENUE**. To make the fund work for the purpose of business growth and patronage of the **NODES**, we shall need separate **JOINT FUND MANAGEMENT BOARD (JFMB)** that will have **DEMOCRATICAL REPRESENTATION OF THE REGULATORY AND OPERATIONAL ORGANS**.

The Chairman, the Secretary and any other officer shall be from the **OPERATIONAL ORGANS REPRESENTATIVES** not **THE REGULATORY ORGANS** to avoid usual problem of misrepresentation of **INTEREST** and misapplication of **FUNDS**. The **NIS** and **SURCON** shall enforce the guidelines, rules and regulations that will **FALLOUT** of this **ACTION LINE**; like no **SURVEYOR** will be allowed to **PARCTISE** outside this laudable sphere.

By this **ACTION LINE**; the **SURVEY BUSINESS NODES (SBN)** shall have **REGISTRATION CERTIFICATE** at a fee subject to annual renewal. We should not only put them on the pages of Newspaper. The **SURCON** Register for this database should make it accessible on **LIVING WEBSITES** by the users and providers of **SURVEY SERVICES** at home and beyond.

**SURVEY AND ALLIED CONTRACTS** adverts in **DAILIES** shall be monitored by the **JFMB** for proper **CONTRACTS** monitoring and management for fairness, equity and corruption free

---

Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building (8355)  
Thomas Dabiri (Nigeria)

FIG Working Week 2016  
Recovery from Disaster  
Christchurch, New Zealand, May 2–6, 2016

**SURVEY CONTRACTS** that will definitely have **MULTIPLIER EFFECTS** on our National Economy and prevent Contract Hijacking and general system failure.

### **DATABASE TWO (DBTWO)**

This is **DATABASE** for all the **PUBLIC** and **PRIVATE USERS** of Survey Services including Governments Ministries, Departments and Agencies. It is pertinent to state that **SURCON** and **NIS** shall have to **BARK AND BITE** on “**IN HOUSE SYNDROME**” (**IHS**) that has balkanized survey business. Any Survey Project that is more than **FIVE MILLION NAIRA** should not be treated as **IN HOUSE** due to inherent and obvious problems. **NIS** and **SURCON** will need to put up serious **PENALTY** for this gross professional misconduct.

### **DATABASE THREE (DBTHREE)**

This **DBTHREE** is to maintain and sustain the information gathering and storage of all **SURVEY PROJECTS** in Nigeria under Survey Coordination Acts. All Survey Contracts and Projects have to be captured under this database; **SURCON** and **NIS** shall make it mandatory for the occupants of **DBONE** and **DBTWO** to submit reports of the projects or contracts they have worked upon in a year. This report shall be made twice: that is, **MID YEAR** and **END OF THE YEAR** with **THREE MONTHS** of **GRACE**; failure to do so shall attract penalty fees per month of default till compliance is made. There will be nominal fees per project to be charged and paid as report is being lodged as stipulated.

### **DATABASE FOUR (DBFOUR)**

All Schools, Training Centers, Departments, Institutes and research stations with their lecturers, teachers and other work force in all these centers shall be databased including their students. This shall be free.

### **DATABASE FIVE (DBFIVE)**

Survey Labour Force shall be on this database. This will contain all those Survey Working Class. This shall be different from **SURCON** usual common Register. This will be by annual registration fees and it shall have a **ZERO END**; that is all Survey Labour force shall have pyramidal registration of this outlay:

- **OPERATIVES**
- **OPERATIONS**
- **MANAGERIAL**
- **CONSULTANTS**
- **CONTROLLERS**



**NOTA BENE: ALL FEES AND FUNDS GENERATED FROM DATABASES SHALL BE MONITORED AND MANAGED BY JFMB SUBJECT TO STRICT ANNUAL AUDIT AND BUDGETING TO AVOID FINANCIAL INDISCIPLINE.**

## **7. CONCLUSION**

Research and Development need to be encouraged for definitive data and information gathering for survey business growth monitoring and nurturing. Use what you have to get what you do not have. I am a strong optimist; but I believe that no government is rich enough to provide all the needs of citizens. **With the quantum of money made from CMDS CAPACITY BUILT, let us kick start a general positive revolution and evolution of survey business in Nigeria and sub region for the good of us and for those who are coming.**

## **REFERENCES**

1. Nigerian Institution of Surveyors (NIS) Ogun State Branch, 2013, Guidelines on Cadastral Survey Practice.
2. Surveyors Council of Nigeria (SURCON), 2006, Cadasral Survey Regulations.
3. Surveyors Council of Nigeria (SURCON), 2006, Guidelines for the Enlistment of Survey Companies.
4. Surveyors Council of Nigeria (SURCON), 2010, Register of Surveyors Entitled to Practise in the Federal Republic of Nigeria.

## **BIOGRAPHICAL NOTES**

DABIRI, Oluseye Thomas obtained Bsc Geography Science from the Nigerian Premier University of Ibadan in 1987. He served in Geography Arts Department of University of Lagos as a Graduate Assistant on the Desertification Monitoring Project of Canadian Waterloo University support/exchange project from 1987 to 1988. He obtained Post Graduate Diploma in Land Surveying and Applied Sciences from Federal School of Surveying in Oyo Town of Nigeria in 1990. He became Registered Surveyor under Decree 44 of 1989 in 1992. Before then he has served as Projects Surveyor for major oil servicing companies in Niger Delta and beyond for Right of Ways and Oil Facilities Engineering Survey Support Services.

In 1993/1994 he started Private Practice as Principal Partner for Geocore Surveys: a major survey personnel supply contracting company to Chevron Nigeria Limited and Shell Petroleum Development Company of Nigeria.

---

Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building (8355)  
Thomas Dabiri (Nigeria)

FIG Working Week 2016  
Recovery from Disaster  
Christchurch, New Zealand, May 2–6, 2016

In 2001, he formed Hydroark International Limited (HAIL). He is the Chairman and Managing Director of the company since then till date. HAIL is one of the leading Survey companies with wide diversity into hydrographic survey, property, cadastre management and investment monitoring; he is a viable member of FIG Commission 7; a Paul Harris Fellow of Rotary Club International; Fellow of Nigerian Institution of Surveyors (FNIS) and National Treasurer of Association of Private Practicing Surveyors of Nigeria (APPSN) since 2013 till date. Delta State NIS Branch Treasurer since 2012 till date. Delta State Branch Chairman of Association of Private Practicing Surveyors of Nigeria (APPSN)

## **CONTACTS**

**Surveyor DABIRI, Oluseye Thomas**  
**Chairman Managing Director**  
**Hydroark International Limited**  
**Plot 4 Mount Ebal Street**  
**Off Ekpan – Jeddo Road - Ekpan**  
**Warri**  
**Delta State of Nigeria**  
**Tel: +2348036697258**  
**Fax: +2348023015904**  
**Email: [hydroark@yahoo.com](mailto:hydroark@yahoo.com) or [hydroark@gmail.com](mailto:hydroark@gmail.com)**  
**Web site: [www.hydroarkinternational.com](http://www.hydroarkinternational.com)**

---

Cadastral Survey Business Development in Nigeria Using Capacity Overhaul and Capacity Building (8355)  
Thomas Dabiri (Nigeria)

FIG Working Week 2016  
Recovery from Disaster  
Christchurch, New Zealand, May 2–6, 2016