



Land Information Systems in Nigeria

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○ **Nigeria** is endowed with a vast expanse of land measuring 923,768 square kilometers and an estimated population of almost 150 million with an annual population growth rate of 2.50%.

○ A characteristic feature of this population growth has been the ever increasing rate of rural-urban migration.

CHALLENGES IN LAND INFORMATION SYSTEM IN NIGERIA

- From pre-colonial era to the inception of **Land Use Act Cap 5 of 2004 in Nigeria**, land information still remains complex and diverse inspite 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

Background

***“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**



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



System 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



Challenges for best practice



- 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

○The **LAND SWAP** initiative involves the ceding of some proportion of land to investors for the purpose of providing infrastructural for the benefit of the people:

□Restricted only to the FCT;

□Under the initiative, **3302.49 hectares** of land is expected to be seen as a chattel for infrastructural development in 23 districts in the FCT.

○The **land swap** is nevertheless without its bottlenecks:

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

○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;
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- ❑ 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.

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.



THANK YOU