

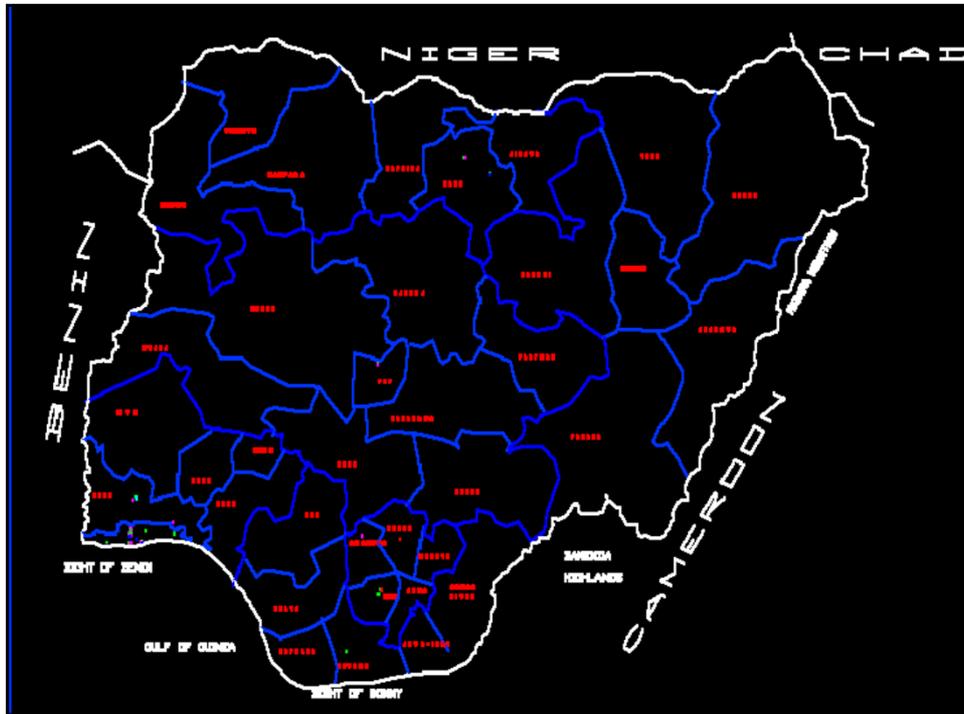
# LAND REFORM IN NIGERIA: THE NIGERIAN INSTITUTION OF ESTATE SURVEYORS AND VALUERS PERSPECTIVE – CHALLENGES AND PROSPECTS

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1



## **NIGERIA AT A GLANCE**

- **Official Name: Federal Republic of Nigeria**
- **Abuja (Approx. 2.5m residents)**
- **Area: 923.800 Sq.km**
- **Population: 2006 = 144.7 million, now about 150 M**
- **Annual growth rate of 2.4%**
- **Ethnic Groups: More than 250**
- **Languages:**
  - .English (Official), Hausa, Yoruba, Igbo
- **Currency: Naira, 1-NGN =100kobo,**
- **Nigeria is the most populous country in Africa, and one of the fastest growing countries in the world**

3

## **INTRODUCTION**

The Land Reform (LR) committee in Nigeria is aimed towards enabling the states to be effective managers of land. It is aimed to provide a systematic cadastral survey of land in the entire federation (a political entity called Nigeria).

4

## The Nigerian Land Reform (LR) process is divided into 3 stages

- The front office stage
- the middle office stage
- the back room office stage

5

## Pilot Scheme on Land Reform in Designated States of Nigeria

- The six states are Katsina (NW), Bauchi (NE), Niger (NC), Ondo (SW), Imo (SE) and Cross River (SS).

6

The LR Committee, therefore, selected 8 institutions in the country to prepare a customized curriculum for this purpose and be ready to 'train-the-trainers' of these para-surveyors. Six of these institutions are Land Survey Departments in the following University or Polytechnic in each of the geopolitical zones in the country.

- ❑ Rivers State University of Science and Tech.PH (South-South Zone)
- ❑ University of Nigeria Nsukka (South East Zone)
- ❑ University of Lagos (South West Zone)
- ❑ Federal University of Technology-Minna (North Central Zone)
- ❑ Kaduna Polytechnic, Kaduna (North West Zone)
- ❑ Federal University of Technology, Yola (North East Zone)

7

Two other institutions, namely the **Federal School of Surveying in Oyo** and the **Africa Regional Center for Training in Aerospace Sciences in Ile-Ife**, because of their highly specialized capacity co-opted to co-ordinate and oversee the activities of the regional institutions.

8

**The major challenges that LR would address within the perspective of estate surveying and valuation profession includes:**

- I. Land use misuse and under use
- II. Easement in land acquisition, allocation, documentation, retrieval and dissemination of land information in Nigeria.
- III. Improve and integrate land revenue base of the states of the federation
- IV. Automate Land management and Development control

9

The LR should facilitate attainment of realistic and achievable revenue plan base. This could include the following:

- a) Land title searches
- b) Map sales
- c) Certify true copy
- d) Change of use form and approval fee
- e) Annual land rate on telecom Mast.
- f) Ground rate and land related charges.

10

## For LR to succeed the following should be focused to:

- a) Continuity
- b) Sustainability
- c) Policy on GIS should have a set out guidelines, regulations and legislation.
- d) There should be clear budgetary support at these initial stages and self sustaining at the long run.
- e) There should be awareness of the objectives of LR by all concerned i.e. administrators, professional bodies and the general public who are the end users.

11

## The main task of the LR should include but not limited to the followings:

- a) Import digital data
- b) Digitize analogue data
- c) Overlay a and b
- d) Mapping data
- e) Planning data
- f) Ground rent and other land rated charges.

12

## The LR should, among others, solve the followings:

- a) Multiple allocations
- b) Unattended applications
- c) Forgeries
- d) Encroachment/conflicts
- e) Revenue generation
- f) Unplanned growth
- g) Misuse of land for non compatible uses etc
- h) Under utilization of large expanse of arable land across the state.

13

## RECOMMENDATIONS

1. Need for a comprehensive cadastre survey to provide for a comprehensive digital cadastre survey and to capture the entire land holding in the country and establish coordinates there from. Any attempt to use para-surveyors should not be accepted by land professionals in Nigeria.
2. Establishment of a Geographic Information System in the entire states of the federation. A geographic information system is required that will not only be useful for data processing with reference to spatial coordinates but also non-spatial information for planning purposes.

14

3. The LR committee should be upgraded to a Commission status to guarantee funding and sustainability. There is no doubt that land reform for a country of the size of Nigeria is bound to be a long and tortuous venture touching virtually all parts of the country. As such, it is a task beyond the scope of a Committee and requires the setting up of Commission which could guide and coordinate the process across the length and breath of thee country. Such a Commission has already been proposed and a Bill to establish it is currently before the National Assembly.
4. There is the need for ICT and NSDI policies for Nigeria to be established under a common framework.

15

## CONCLUDING REMARKS

A Commission would guarantee the land reform process a firm, legal and sustainable institutional foundation and ensure for it more secure and robust funding. It would also ensure that the land tenure laws, the operating regulations and procedures for land transactions are made uniform, open and 'business friendly' so as to facilitate and promote modern economic and development processes with minimum bureaucratic hindrance.

16

THANK YOU ALL.....

17