



Responsible Land Governance: Towards an Evidence Based Approach

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Presentation Title: Proposed Private Sector Driven Interventionist Implementation Of The LGAF, Towards Equitable Land Governance/Ownership Delivery For Nigeria.

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Introduction:In Nigeria, the law of the land - The Land Use Act (LUA), which was essentially an amalgamation of the British colonial land administration laws, with the existing customary system, vested the management of lands on the governor and replaced simple right of ownership with the so called statutory and/or customary occupancy. It lacked the required institutional implementation and enforcement mechanism. Hence according to the Nigeria LGAF findings, it caused an obvious failure in land governance and housing delivery, a huge loss of opportunity for social economic development. The Land governance assessment frame work (LGAF) by the World Bank, Nigeria studies, shows Nigeria ranking low in land governance performance even among other African countries. It revealed five broad thematic areas.

A comparative study between this results and results from personal Field based investigations within three different sub-urban communities around Benin-city, capital of Edo State and around Lagos Mega City, in Lagos states of Nigeria, formed the basis for recommending an urgent private sector/civil society driven land governance delivery intervention, as a proposed social/business-model organization, to function as an intermediary between state/local governments, traditional/community institutions with the clients and deliver efficient and effective land governance for Nigeria.

Results

(1) The Land governance assessment frame work (LGAF) by the World Bank, and other studies hold consensus of Nigeria ranking as one of the lowest land governance performers even among other African countries. The LGAF studies in Nigeria among many others revealed five policy issue categories, as follows:

- Firstly under Legal and Institutional Framework; -"More than 30 years after its passage, none of the key pieces of regulation envisaged in the Land Use Act (LUA) (Sections 3 and 46) has been passed..."
- Secondly, under Land Use Planning, Management and Taxation; "Land use plans are mostly unavailable... -Absence of property tax administration, assessment and collection..."
- Thirdly, under Public Land Management; "Lack of information on the location and extent of public land... -A large number of acquisition occurs without prompt and adequate compensation... -Divestiture of public lands is less transparent..."
- Fourthly, under Public Provision of Land and Information; "The low level of registered parcels (less than 3% of the country covered)... -Lack of processes for automatic updating..."
- And finally, Under Conflict Resolution and Conflict Management; "Lack of awareness of the rights and avenues to enforce them... -High level of pending conflicts..."

(2) Personal Field based investigations within three different sub-urban communities around Benin-city, capital of Edo State and around Lagos Mega City, in Lagos states of Nigeria after a comparative analysis with the LGAF Nigeria findings, revealed the following:

- The average land prospecting citizen in these communities has no access to, or perception of the Government or its organs as land dealers..
- The process of citizenry/investor acquisition of land is fraught with multiple dealings and corruption
- This Government transaction, which is actually the application for certificate of occupancy (CoFo), is a complicated expensive and corruption riddled process.-The rapid on going developments in the communities are largely haphazard, unregistered and lack formal title and planning approvals.

Conclusions

The situation for over 30 years since the enactment of the land use act has been debated by experts, suffered by the people, with no end in sight. The government alone isolated from other institutions and groups have proved to be inadequate to the situation. This paper recommends an urgent private sector/civil society driven land governance delivery intervention, using the (LGAF) and the LGAF Nigeria results to propose a social-business model organization with a mandate to function as an intermediary plugging the gap of roles and responsibilities

between states, local government and traditional/community institutions. A grassroots organization with a social mission to engage with local professionals, youths/women groups etc. then partnering socially responsible organizations in ICT, built environment, finance, academia, civil society, investors, etc, towards effective land/housing governance/ownership delivery, an immediate alleviation of poverty, and to stimulate economic growth and development for the good of the people.



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Literature cited Land governance assessment framework (LGAF) -world bank & partners.

Improving Land Governance(LGAF)- Peter Adeniyi et-al, 2013