



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



## IMPROVED LAND REGISTRATION IN PLATEAU STATE AND ITS IMPACT ON LAND MARKET AND GOVERNMENT REVENUE

### **SOLOMON HOOMLONG**

Plateau State Ministry of Lands, Survey and Town Planning, Nigeria  
unclesols@yahoo.co.uk

### **CHIEMEKA NGWU**

Teqbridge Limited, Nigeria  
cngwu@teqbridge.ltd

### **GABRIEL S. ARANCIBIA**

Thomson Reuters, USA  
gabriel.arancibia@thomsonreuters.com

**Paper prepared for presentation at the  
“2018 WORLD BANK CONFERENCE ON LAND AND POVERTY”  
The World Bank - Washington DC, March 19-23, 2018**

*Copyright 2018 by author(s). All rights reserved. Readers may make verbatim copies of this document for non-commercial purposes by any means, provided that this copyright notice appears on all such copies.*



## ABSTRACT

In an environment where institutional deficiency operates with high level of inadequate quality human resources, endemic level of corruption, bureaucratic bottlenecks and delays in the processing of land documents, the introduction of the Geographic Information System into land administration in both developed and developing countries has brought forward positive impacts in various ways. Hence improvements in the land markets and government revenue generated are evident. It is against this backdrop that this paper seeks to examine the impacts of the improved Registration of Land rights on land market and government revenue in Plateau State, Nigeria, by examining the challenges of improving land rights registration, identifying and evaluating the conditions of the land markets before and after the improved registration and an analysis of government revenue accrued from land transaction (first registration, ground rents collection, assignments, mortgages).

Plateau State, Nigeria, has slowly transformed the Ministry of Lands, Survey and Town Planning (MLSTP) for many years to provide modern services in land administration which culminated into a significant modernization initiative in 2013. This comprehensive transformation focused on replacing the hybrid system, mainly paper-based procedures with some components using a preliminary computerized solution, into a leading-edge workflow information technology solution for land registration, cadastral and also for the Town Planning department.

The obsolete system was unable to efficiently conduct the typical land property procedures at the Ministry office in Jos, and the growing number of applicants was consistently frustrated with the numerous steps and lengthy processes. This situation constituted a main barrier for land transactions, and inhibited land tenure security with an incipient real property market, yet with a growing demand for housing in Jos mainly due to the high rate of migration of human population to urban centers. Because there were so many unapproved procedural hurdles in play which added extra layers of complexities to land ownership it became imperative that something urgent was required to fix the situation once and for all. In addition to that, the long period of time to secure a land transaction was a fertile environment for corruption and bureaucratic weak practices at the institutional level. The statutory Title, the Certificate of Occupancy (C of O), issued under the Land Use Act 1978, for users of the land was not in production for over eight (8) years because government believed rightly so that issuing Titles under the existing conditions was making a bad situation worse by creating more unsecure land ownership in Plateau State. When you also add this to the cause of the government failure to formalize informal land, then you are faced with even more



chaos, hence the government in 2013 initiated the upgrade of Plateau Geographical Information System (PLAGIS) project to fix the issues.

This paper describes the encouraging business benefits on the land market and government revenue after delivering the upgrade of the Plateau Geographical Information System (PLAGIS) in 2015. The Plateau government invested in the whole process to enhance institutional framework and provide a streamlined solution to the Ministry of Lands, Survey and Town Planning. The challenges to achieve a successful implementation of the solution are briefly described and also the approach to transform not only the negative institutional perception of the Ministry. This document also analyses the context of the problem by reviewing the creation of transparent land governance, as well as the evolution of the solution to bring more sense to provide secure, scalable and sustainable land information system in Plateau.

The main focus of this paper is a comparative analysis of essential indicators related to the behavior of the land market in Jos, the capital city of Plateau State. It is obvious, that improving land registration is one part of the solution to facilitate land ownership transactions, it also facilitates the process of the housing market, urban renewal, and land formalization. This relates to the impact of the modernization of the land registry in the land market in Jos as analysed from several sources before and after the modernization.

The data obtained was from both primary and secondary sources, quantitative and qualitative in nature. An extensive review of literature on registration of land rights and its impact on land markets and revenue generation as a means of data generation is supported by additional face-to-face interviews with land vendors and top land government officials along with revenue documents from both Ministry of Lands Survey and Town Planning and the Plateau State Board of Internal Revenue Services (PSBIRS). The qualitative data obtained was analysed using thematic/content analysis and the quantitative data was evaluated using simple percentages and presented using charts and diagrams. The results obtained revealed that some challenges were faced which included: lack of political will, inadequate infrastructure, inadequate qualified human resources, excessive “red-tape” in the processing of documents and corruption amongst other challenges.

The land markets before the introduction of an improved land rights registration were identified as cumbersome, not transparent and inefficient and were thus uncertain and difficult to predict, if at all. The improvement resulted in a better predictability for the land market because the basis for the current rating is the updated masterplan. The improved Registration of Land rights had a positive impact on government revenue generated as prior, rates for plots of the same size were uniformly categorized and fees were paid



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



without any consideration of the availability of any infrastructure thus negating the principles of equity thus resulting in poor revenues. After the introduction of the improved Registration of Land rights, government revenue further increased as special considerations in terms of varying rates based on location, size, purpose and the availability of infrastructure. Based on the analysis of results obtained, recommendations were made to ameliorate the challenges identified in the system. The land markets are more predictable. Now, plans are being made to make available more plots via layouts preparation thus yielding increasing revenue generation which will assist policy makers, academics and practitioners in the area of land markets and revenue generation.

To conclude, a final section of this paper focuses on the positive impact in a business indicator related to property registry by transforming the Land Registry Office in an example of land governance and revenue generator from increasing land transactions and for the recovery of the public confidence in the institution. The changes in reducing the duration of time to issue land property CofOs created a better business environment in Plateau and an assurance from the general public related to transparency, which reduces corruption and bureaucratic bottlenecks at the government level. Finally, this paper elaborates and clarifies the benefits and constraints of improving land governance using an adapted land registry and cadastre solution for Plateau to stimulate a land market and reduce land informality.

**Key words:** Land Registration, real property market, government revenue, land information, property ownership, land informality, urban housing policies, land rights, Plateau State, Nigeria



## 1 INTRODUCTION

Urban development and management in most developing and developed countries has a lot of positive effects as a locomotive for economic, social, political and cultural development, but there are also many negative consequences of such rapid expansions.

Variations exist in the nature of land development and management in developed and developing countries. This is necessitated partly by the fact that developed countries have development control systems that ensure strict compliance to the management of the growths. The United Nations Department of Economics and Social Affairs UNDESA (2010) stated that sub-Saharan Africa's urban population will double between 2000 and 2030 and this will lead to an increase in the number of informal and suburban / urban sprawl in this region of the world [Figure 1: Urban Growth rate in Africa].

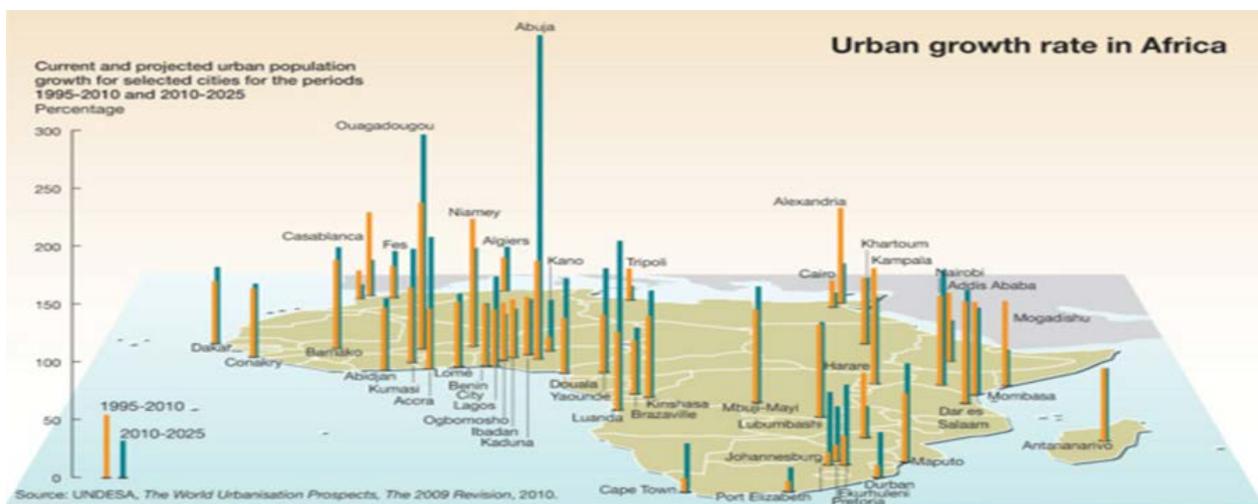


Figure 1: Urban Growth rate in Africa

Source: UNDESA, the African urbanization prediction of 2008 and the 2009 revision.

In Africa, Abuja the capital of Nigeria has the highest urban growth rate in the continent. Jos the Plateau state capital is about 298km by driving distance (3:30) hours at the speed of 90km/hr only from Abuja. Kano and Kaduna which happen to be mega cities in the North central region of the country (Nigeria) have close proximity to Jos as well. Jos has a low standard of living, a healthy weather condition and produces a large variety of vegetables and fruits throughout the year. These advantages make Jos to have a spill over effect (migration) of people. This has brought about the emergence of a high demand for land



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



in the different parts of Jos Metropolis, Nigeria as observed (Dung-Gwom, 2008; Parsa et al., 2010; Aguilar, 2010).

The inability of agencies saddled with registration of land rights and control of Physical development to meet up with the growing demand for housing in Jos mainly due to the high rate of migration of human population to urban centres constituted a main barrier for land transactions, and inhibited land tenure security with an incipient real property market. This human migration is even made worse by several ethno-religious crises experienced within Jos metropolis and its environs (Wapwera & Jiriko, 2017). Because there were so many unapproved procedural hurdles in play which added extra layers of complexities to land ownership it became imperative that something urgent was required to fix the situation once and for all. The obsolete system was unable to efficiently conduct the typical land property procedures at the Ministry office in Jos, and the growing number of applicants was consistently frustrated by bureaucratic bottleneck and red tapes. When this is added to the government failure towards nationalizing land (formalize informal land), leading to more chaos, hence the government in 2013 initiated the upgrade of Plateau Geographical Information System (PLAGIS) project to fix the issues.

Previous studies indicated that land markets before the introduction of an improved land rights registration were identified as cumbersome, not transparent and inefficient and were thus uncertain and difficult to predict. It is hoped that there should be improvement as a result of better predictability for the land market by increasing known land values at various locations in more secure storage devices. The improved Registration of Land rights had a positive impact on government revenue generated as prior, rates for plots of the same size were uniformly categorized and fees were paid without any consideration of the availability of any infrastructure thus negating the principles of equity thus resulting in poor revenues.

It envisaged that with the introduction of the improved Registration of Land rights, government revenue generated should increase as special considerations in terms of varying rates based on location, size, purpose and the availability of infrastructure. With these land markets can be more predictable and the plans are being made to make available more plots via layouts preparation thus yielding increase in revenue generation.

It is against this backdrop that this paper seeks to examine the impacts of the improved Registration of Land rights on land market and government revenue in Plateau State, Nigeria, by examining the challenges of improving land rights registration, identifying and evaluating the conditions of the land



markets before and after the improved registration and an analysis of government revenue accrued from land transaction (first registration, ground rents collection, assignments, mortgages).

## **2 THE LAND REGISTRATION AND THE HOUSING MARKET IN PLATEAU**

### **2.1 LAND REGISTRATION IN PLATEAU STATE**

In Plateau State, Nigeria, land administration is centralized, with the Ministry of Lands, Survey and Town Planning (MLSTP) having the most important role. Other Ministries play a less significant involvement in land issues. Since 1978, all land is publicly owned ('General Land'). Land is said to be 'nationalized in principle'.

There are areas which are classed as 'Native Land', often referred to as 'Customary Land'. To obtain rights on these parcels of land the Chairman of the Local Government Area (LGA) signs the application, which is also registered. Local chiefs are 'custodians of land' in rural areas.

The Right to Occupancy document is issued mostly in the rural areas and is recognized as the same as a Certificate of Occupancy. This gives individual rights to occupy land. Once again, applications should go through the local area offices and there is no statutory time period for how long an applicant has been on the land. All Right of Occupancy documents are signed and stamped by the Permanent Secretary while all Certificate of Occupancy document is signed by the Governor.

While registration does not cure any defects to title to Land property, it is important to register such documents as they are documents affecting land in which one party confers, transfers, limits, charges or extinguishes in favour of another party a right or title to or interest in land. Registration gives an indication that a property is encumbered and any subsequent purchaser would be duly informed upon carrying out a search at the registry.

Documents transferring title to land are registerable instruments and failure to so register them would render them inadmissible in court. After the Governor's consent has been obtained and the Deed of Assignment duly registered, one can then proceed to obtain Certificate of Occupancy. The procedure for Obtaining Certificate of Occupancy is as follow (using Plateau State, Nigeria as adopted in the case of Lagos State as a case study):



- I. Submission of Application Letter addressed to the Executive Secretary – Land Use and Allocation Committee (LUAC), at the Lands Registry review a series of document to allocate the land to the applicants.
- II. Compilation of Applicants names for publication, Title Search for previous Registration and Site Inspection.
- III. Certificate of Occupancy Engrossment (by Land Use Allocation Committee {LUAC}).
- IV. Recommendation for execution of C of O (by E.S. LUAC, SSA LANDS & P.S. Lands).
- V. Execution of Certificate of Occupancy (by His Excellency).
- VI. Stamp Duty (by Commissioner for Stamp Duties).
- VII. Registration of Certificate of Occupancy (by Lands Registry).
- VIII. Collection of executed and registered Certificate of Occupancy.

The above-mentioned procedures have been optimized (reengineered) on 2015 during the implementation of PLAGIS (Plateau Geographic Information System) solution at the Plateau Ministry of Lands, Survey and Town Planning (MLSTP).

## **2.2 HOUSING MARKET BEHAVIOUR IN JOS**

The provision of housing in Jos metropolis, Nigeria has never been adequate, hence this has given rise to a number of physical and environmental planning problems which has continued to affect the state and country at large. The contributions of the federal, state and local governments have not adequately addressed the increasing urban housing problems. The federal government since the inception of the national development plans have raised the issues of housing, but not adequately addressed the problems owing to inadequate data, wrong policy formulation, inadequacy of personnel and many other problems at the initial state.

The provision of the housing in Jos metropolis has been the effort of the public and private sectors. Considering the public sector housing, provisions usually come from the federal, state and local governments which on paper provides housing for their staff but unfortunately they are not at the end of day the beneficiaries of scheme. The federal government provided housing for the Low income earners as claimed but not actually meeting their needs, even when data about the low income earners are available it has also neglected the economically vulnerable sector of the population who are the majority.



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



The private sector also provides housing for the majority of Nigerians who can afford it, and the vast majority are unable to meet up with the financial demands of the private sector, which has its major objective of maximising profit. The economically weak group of populace adopt different approaches to make ends meet and provide housing for themselves leading to unplanned neighbourhoods and slums settlements. These housing efforts by poor are generally not recognised by the government hence the term informal housing (Wapwera, Parsa & Egbu, 2011).

The provision of Housing by the federal and state in the metropolis under the national housing policy to meet the need of Nigerians could be summarized in table 1 below. These are mainly 2-Bedroom apartments.

*Table 1: Housing provision by Federal and State at different locations in Plateau state*

S/N	NAME	LOCATION	NUMBER OF UNITS
1	State Low-cost	Rantya	250
2	Federal Low-cost	Rantya	904
3	Federal Low-cost	B/ladi	80
4	Federal Low-cost	Bassa	90
5	State Low-cost	Bukuru	80
6	PIPC Housing Estate	Anglo-Jos	45
7	Federal Low-cost	Other Local Government Areas	738

*Source: Extracts from Secondary Data, 2012; Current list of Federal housing for state owners and occupants in Plateau state, Nigeria.*

From table 1 it would be observed that the federal low –cost housing provided is about 1, 812 housing units and the state provided about 375 housing units only. The local government areas provide quarters for their staff in each local government area, this also contribute to the housing stock but not accounted for.



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



### 3 THE IMPACT OF PLAGIS IN THE LAND MARKET AND GOVERNMENT REVENUE

The data obtained are from both primary and secondary sources and are both quantitative and qualitative in nature. The sampling techniques adopted were snow-ball and systematic random for quantitative and qualitative respectively. With an extensive review of literature on registration of land rights and its impact on land markets and revenue generation as a means of data generation which is followed by face-to-face interview with land vendors and top land government officials and revenue documents from both Ministry of Lands Survey and Town Planning (MLSTP) and the Plateau State Board of Internal Revenue Services (PSBIRS). The qualitative data obtained were reviewed using thematic/content analysis and the quantitative data were evaluated using simple percentages and presented using charts and diagrams.

The real property markets in most developing countries have very low information on data. This makes it almost impossible to determine and even monitor the market. The case is not different in Jos metropolis, Nigeria but gradually changing with the introduction of a system that could determine, examine and monitor the market. With the new system, we could notice albeit slowly improvements in the land markets and government revenue as evident in Real property market size and transactions. See table 2 below for transactions approved within a respective year.

Table 2: Real property market size and transactions

Year	Total number of transactions (from realtors agencies)			Total
	Number of vacant land	Number of dwelling	Number of building, (commercial, industrial or others)	
2013	-	86	6	92
2014	-	76	20	96
2015	37	50	16	103
2016	53	53	27	133
2017	156	56	22	234
2018				<b>48</b>

Source: Ministry of Lands Survey and Town Planning, 2018

Table 2 explains Real property market size and transactions immediately the improved system of monitoring land market was put in place. The information on Real property market size (actual) is not available as a lot of properties have not been registered even though they exist on ground.



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



It further provided information on the total number of transactions (from realtor agencies). Under this the number of vacant land is not available for the period under review. The number of dwellings and number of buildings (commercial, industrial or others) was available. This result is not good at all even though in a related study by Mallo, et al, 2015 shows that this period (2013) is when public awareness campaign was initiated and completed see table 4.

Table 3: Timeline analysis of land reform implementation in Jos from 2008 to 2014

Year	Reform Component/Activity	Assessment of Implementation		
		Completed	Ongoing	Pending
2008	Initiation of the land reform programme	√		
2008	Development Plateau State Geographic Information System (PLAGIS)	√		
2009	Updating of land re-mapping		√	
2010	Commissioning of PLAGIS	√		
2010	Training of officers		√	
2010	Transfer of existing land record into the PLAGIS			√
2013	Public awareness campaign	√		
2014	Commencement of issuance of land titles using the new electronic platform			√

Source: Authors' Analysis and Compilation (2015)

The land markets before the introduction of an improved land rights registration were identified as cumbersome, not transparent and inefficient and were thus uncertain and difficult to predict, if at all. See Table 4 below.

Table 4: Old Processing Fees For Right Of Occupancy (Land Forms, Processing, Site Inspection, Infrastructural Provision)

Land Use	Fees charge for processing
Residential	<b>N25,000.00</b>
Commercial	<b>N42,000.00</b>
Industrial	<b>N67,000.00</b>

Source: Ministry of Lands Survey and Town Planning, 2018

Table 4 above shows old processing fees for right of occupancy (land forms, processing, site inspection, infrastructural provision). This is done without any adequate break down because it was cumbersome, not transparent and inefficient and thus it is uncertain and difficult to predict. The clients are always reporting that the payments are not clear.



Whilst, this was the case before the introduction of the improve system see Table 5.

*Table 5: New Processing Fees For Right Of Occupancy And Certificate Of Occupancy*

S/N	DESCRIPTION	AMOUNT
1	Premium of C of O fee	
2	Survey fee	
3	TDP Fee	
4	Plan Lodgment	
5	Application Form Fee	
6	Infrastructure Provision Levy	
7	Issuance Fee for C of O	
8	Registration of C of O	
9	C of O Processing Fee	
	<b>TOTAL</b>	

Source: Ministry of Lands Survey and Town Planning, 2018

Table 5 shows the new processing fees for right of occupancy and the approved fees for each of the items; Premium of C of O fee, Survey fee, TDP Fee, Plan Lodgment, Application Form Fee, Infrastructure Provision Levy, Issuance Fee for C of O, Registration of C of O and C of O Processing Fees. This has made the process less cumbersome, transparent and efficient and thus its certain and very easy to predict for every location, size and land use. The corresponding fees for each of the services in table 5 were not listed because they vary by size, use, location and other requirements.

Furthermore, this innovation has proven that there are varying degrees of benefits to business, social, cultural and political. It shows the encouraging business benefits on the land market and government revenue after delivering the upgrade of the Plateau Geographical Information System (PLAGIS) in 2015.

*Table 6: List Of Business Benefits Accrued From The Upgrade Of PLAGIS*

Serial Number	Name on Title	R of O No. (Not real)	Diamond Bank Branch
1	NOT 0001	PL 00001	Bukuru
2	NOT 0002	PL 00001	Bukuru
3	NOT 0003	PL 00001	Bukuru
4	NOT 0004	PL 00001	Commercial Area



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



Serial Number	Name on Title	R of O No. (Not real)	Diamond Bank Branch
5	NOT 0005	PL 00001	Commercial Area
6	NOT 0006	PL 00001	Bukuru
7	NOT 0007	PL 00001	Commercial Area
8	NOT 0008	PL 00001	Bukuru
9	NOT 0009	PL 00001	Commercial Area
10	NOT 00010	PL 00001	Commercial Area
11	NOT 00011	PL 00001	Commercial Area
12	NOT 00012	PL 00001	Bukuru
13	NOT 00013	PL 00001	Bukuru
14	NOT 00014	PL 00001	Club Road
15	NOT 00015	PL 00001	Club Road
16	NOT 00016	PL 00001	Bukuru
17	NOT 00017	PL 00001	Bukuru
18	NOT 00018	PL 00001	Bukuru
19	NOT 00019	PL 00001	Commercial Area
20	NOT 00020	PL 00001	Commercial Area

Source: Ministry of Lands Survey and Town Planning, 2018

Table 6 is an indication of the mortgage transactions since the launch of PLAGIS to date between some property owners and Diamond Bank. It should be noted that Diamond Bank is just one out several financial institutions in Jos, Plateau State. There are many other similar transactions with other banks

This is one of business benefits derivable from the upgrade of PLAGIS. This is real business benefits documented by name on title of R of O No. (not real) and the corresponding Bank which was carried out by MLSTP (PLAGIS).

The document also analyses the context of the problem by reviewing the creation of transparent land governance, as well as the evolution of the solution to bring more sense to provide secure, scalable and sustainable land information system in Plateau.

The system is secure as it does protect the right of the client (land owners) as information provided is added to the profile of the owner and stored in a system that can be traced without difficulty (stored, retrieved and backup used). Here each geo-referenced location based on the property is tied to the



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



property owner. In the event of the sale of a property to another, there will be assignment (single transaction) and the details about the new owner tied completely to the property.

This system brings about scaling at various levels. The properties (Land) based on land use (Residential, Industrial, Commercial, Recreational, Agricultural, etc.) location; of High, medium and low density in Gwafang, Kalambie, Gurantop, Dung, Gold and Baze amongst others see table 7.

*Table 7: Layout Designed And Undergoing Implementation By The Ministry*

S/No	NAME	YEAR	LOCATION	TOTAL PARCEL
1	Buzumi	2014	Jos East	65
2	Little rayfield	2015	Jose South	49
3	Doi Phase 1	2015	Jos south	34
4	Tewotebo Phase 1	2016	Bassa	212
5	Kuru	2016	Jos South	972
6	Agingi Phase 1	2016	Bassa	99
7	Agingi Phase 2	2016	Bassa	420
8	Lake view Rayfield	2016	Jos south	56
9	Doi Phase 2	2017	Jos south	23
10	Rassa, Rayfield	2017	Jos south	33
11	Fwapwa Rayfield	2017	Jos south	83
12	Airport View2017	2017	B/Ladi	80
13	Yelwa Club	2017	Jos south	33
14	Gwafang	2017	Jos north	345
15	Tewotebo Phase 2	2017	Bassa	400
16	J. D. Gomwalk Boulevard	2018	Jos north	53

Source: Ministry of Lands Survey and Town Planning, 2018

The size of property (Land) can either be 50x100m or 100 x100 within each layout. The indicators (Attributes) of payment are dependent on the availability of infrastructure (facilities, Utilities and services) within the zones.

The essential indicators of the behaviour of land market in Jos dependant on the availability of basic infrastructure and the forces of demand and supply.



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



The impact on land markets and revenue generation as a means of data generation could be seen in the table 8. Total number of registration at the MLSTP and total value of transactions (revenue generated by the MLSTP).

Table 8: Total Number Of Registration & Value Of Transactions (Revenue Generated By The Mlstp)

Year	Total number of registration at the MLSTP			Total value of transactions (revenue generated by the MLSTP)		
	Total Number of first registration (C of O) Applications	Total number of parcels in the database	Total number of parcel plan in database.	Revenue from issuing of CofO	Revenue from other type of transactions	Revenue from survey plan (plots)
2013						
2014		696	696	23,987,160.51	120,990,133.14	19,770,299.01
2015		3534	3534	2,059,322.04	66,647,020.10	9,436,423.01
2016	255	603	603	48,737,986.62	160,508,690.94	9,517,797.27
2017	1240	1111	1111	340,813,994.69	683,298,465.04	190,330,567.11

Source: Ministry of Lands Survey and Town Planning, 2018

Table 8 presents total number of applications received, total number of parcels in the database, total number of parcel plan in database and value of transactions (revenue generated by the MLSTP). The table shows that there is improvement in the revenue generated by the MLSTP. This is due to the introduction of an improved system of **registration at the MLSTP and its subsequent** value of transactions (revenue generated by the MLSTP).

Table 9: Snapshot of Performance for 2016 and 2017 by no of applications and CofO issued

## RIGHT OF OCCUPANCY APPLICATIONS RECEIVED IN 2016-2017

YEAR	NUMBER	PERCENTAGE
2016	252	17%
2017	1239	83%
TOTAL	1491	100%



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



## RIGHT OF OCCUPANCY ISSUED IN 2016-2017

YEAR	NUMBER	PERCENTAGE
2016	36	24%
2017	117	66%
TOTAL	153	100%

## CERTIFICATE OF OCCUPANCY APPLICATIONS RECEIVED IN 2016-2017

YEAR	NUMBER	PERCENTAGE
2016	255	17%
2017	1240	83%
TOTAL	1495	100%

## CERTIFICATE OF OCCUPANCY ISSUED IN 2016-2017

YEAR	NUMBER	PERCENTAGE
2016	101	25%
2017	298	75%
TOTAL	399	100%

The new found belief in the transparent delivery of land services on the PLAGIS platform, there is an effect on other transactions as clients are now willing to complete their hitherto stalled process with the view to coming on board the PLAGIS platform which is proven to be more secure.

*Table 10: The results of these interviews with Land Vendor and some government officials in Jos Metropolis, Nigeria (Before the project, 2013)*

SN	Questions	Land Vendor	Government Officials
1	What can you say about the approaches to land	Before now the approach and treatment meted on	The government officials still desire that the civil service approach is applied.



	administration in Jos Metropolis?	clients was according civil services procedures	
2	Can you please give us an estimate of the funds you were able to generate prior to the improvement and after?	More funds before improvement and less after improvement due to the strike procedures and processes adopted	We are happy that we can generate more revenue from the project.

Source: Authors Field work, 2018.

This statistic in Table 10 is supported by additional face-to-face interviews with land vendors and top land government officials along with revenue documents from both Ministry of Lands Survey and Town Planning and the Plateau State Board of Internal Revenue Services (PSBIRS). See table 9.

Now, plans are being made to make available more plots via layouts preparation thus yielding increasing revenue generation which will assist policy makers, academics and practitioners in the area of land markets and revenue generation.

Finally, it could be observed that after the introduction of the improved Registration of Land rights, government revenue generated further increased as special considerations in terms of varying rates based on location, size, purpose and the availability of infrastructure. It would be good see tables 2 & 3 on rates based on size, location and land use.

At this stage of this analysis it would be good to say that there is a confirmation of the theory in the study;

- Institutional deficiency theory: There was collection of some fees that were genuine but no receipt given in a number of the MLSTP.
  1. Three basic component of the institutional deficiency theory were observed namely; Lack of transparency, corruption, lack of qualified man power, delay in the processing of documents amongst others.
- Approval and sealing of some documents not within the planning authority, board or department.
- Reason: No legislation to back that up- right to use seal by civil servants.
- Theory of structuration showing the structure in the institutional framework (institution, Planning organisations, Administration and planning legislation) these could be seen as the Authority, Agency, Actors and Agents. The urban planning system also shows structuration urban



governance, urban management, administration and legal. This could also be structure into institutions, technical, operation and legal. This shows that there is a structure that makes the systems to function adequately with the flow of information from either top to bottom of bottom up.

#### **4 CHALLENGES FACED BY THE PLAGIS SYSTEM**

The results obtained revealed that the following were challenges faced; lack of political will, inadequate infrastructure, inadequate qualified man power, too much red-tapes in the processing of documents and curbing corruption amongst others as challenges.

- There is the paucity of data to determine rates in different locations based on size and Land use as well as for planning within the Jos metropolis, Nigeria
- Institutional deficiency owing to the fact that there is not synergy between the three tiers of government, even though the LUA, 1978 and now CAP NO. 5 LFN, 2004, is a major hindrance in the achievement or having an effective institutional framework for Jos metropolis, Nigeria.
- Inadequate man power to carry out the activities of the project. (Experts, qualified craftsmen and interns).
- Bureaucratic bottle necks and red tapes, delay the approval of titles (C of O and R of O).
- Development of land without approval from the regulated body
- Inadequate provision of funding for the enforcement regulations agencies
- Land has not yet been nationalised, hence the challenges of haphazard development in most areas of the metropolis.
- The positive impact in a business indicator related to property registry by transforming the Land Registry Office in an example of land governance and revenue generator from increasing land transactions and for the recovery of the public confidence in the institution.

#### **5 RECOMMENDATIONS AND CONCLUSIONS**

Based on the analysis of results obtained, recommendations and conclusions were made to ameliorate the challenges identified in the system.



# Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY  
WASHINGTON DC, MARCH 19-23, 2018



There are varying challenges affecting PLAGIS during and after the implementation. As a result, some of the recommendations can be summarized as follow to improve the system:

- There should be synergy between the three tiers of government to enhance the Institutional framework and also address the LUA, 1978 and now CAP NO. 5 LFN, 2004, which is a major hindrance in the achievement of an effective institutional framework for Jos metropolis, Nigeria.
- Training and retraining is needful to bridge the gap of inadequate man power to carry out the activities of the project. (Experts, qualified craftsmen and interns).
- Bureaucratic bottle necks and red tapes, should be elemental to avoid delay in the approval of titles (C of O and R of O). This is still a challenge even with PLAGIS in place.
- Lands must have approval before development of land is started from the regulated body.
- Adequate provision of funding for the enforcement regulations agencies is very vital.
- Land has to be nationalised, to control the challenges of haphazard development in most areas of the metropolis.



## 6 REFERENCES

- Nuhu, B.M (2009). [Enhancing Land Titling and Registration in Nigeria](#). FIG Working, Week 2009, Surveyors Key Role in Accelerated Development . Eilat, Israel, 3-8 May 2009 TS 2A – Land Tenure
- United Nations. 1987. ["Report of the World Commission on Environment and Development."](#) General Assembly Resolution 42/187, 11 December 1987. Retrieved: 2007-04-12

## 7 LIST OF TABLES

Table 1: Housing provision by Federal and State at different locations in Plateau state .....	9
Table 2: Real property market size and transactions .....	10
Table 3: Timeline analysis of land reform implementation in Jos from 2008 to 2014 .....	11
Table 4: Old Processing Fees For Right Of Occupancy (Land Forms, Processing, Site Inspection, Infrastructural Provision) .....	11
Table 5: New Processing Fees For Right Of Occupancy And Certificate Of Occupancy .....	12
Table 6: List Of Business Benefits Accrued From The Upgrade Of PLAGIS .....	12
Table 7: Layout Designed And Undergoing Implementation By The Minstry .....	14
Table 8: Total Number Of Registration & Value Of Transactions (Revenue Generated By The MIstp)...	15
Table 9: Snapshot of Performance for 2016 and 2017 by no of applications and CofO issued.....	15
Table 10: The results of these interviews with Land Vendor and some government officials in Jos Metropolis, Nigeria (Before the project, 2013).....	16

## 8 LIST OF FIGURES

Figure 1: Urban Growth rate in Africa.....	5
--	---