

E-government intervention in public sector: Addressing the challenges of inefficiency, ineffectiveness and corruption in Land Administration in Nigeria



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Outline

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- 2. Geo-ICT expectations**
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- 6. Steps used for implementation of SLTR in Ondo State**
- 7. Software: Solution for Open Land Administration**
- 8. Factors shaping e-government implementation in Nigeria**
- 9. Conclusion**

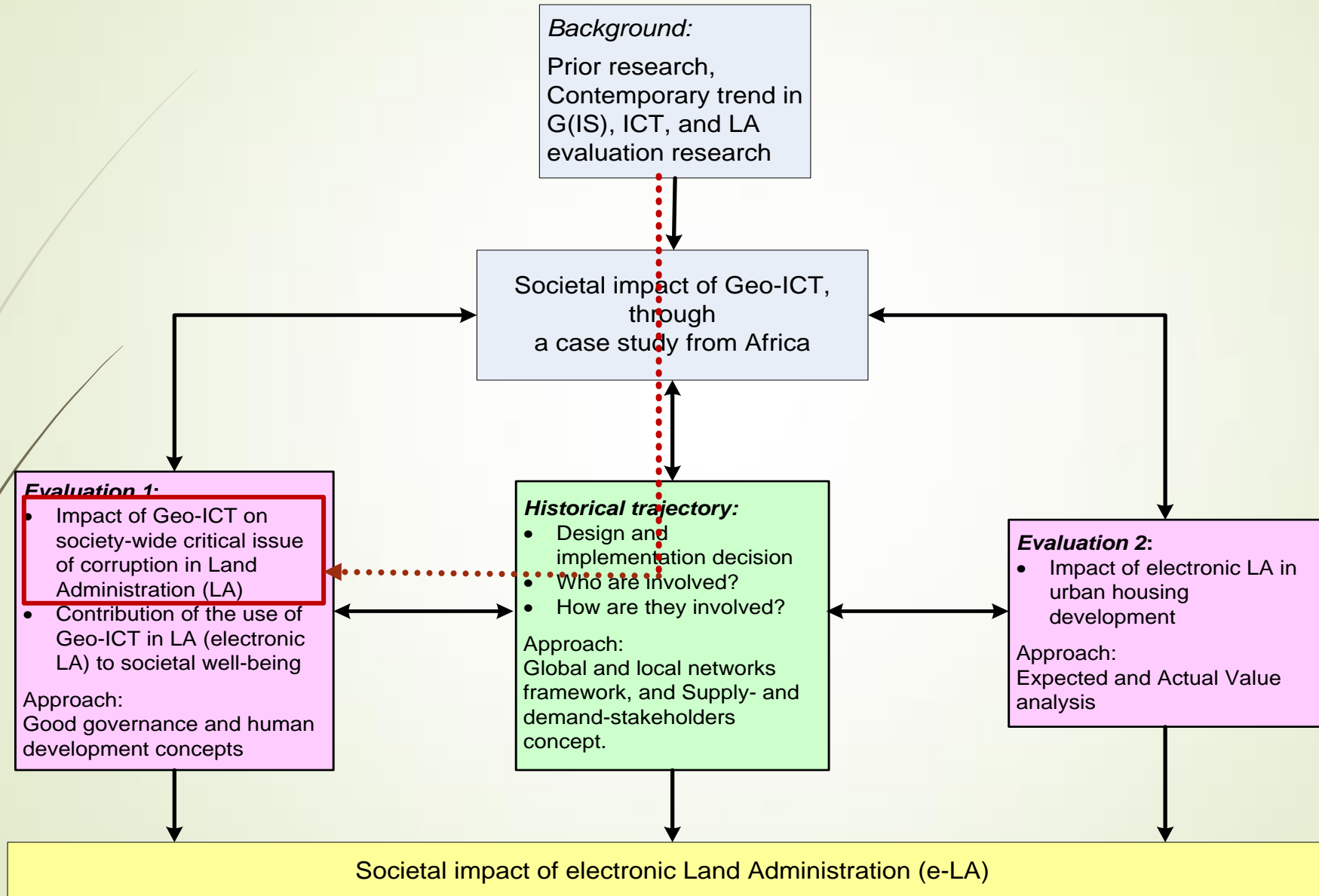
Introduction: Nature of Geo-ICT impacts

Taxonomic designation	Definition	Impact issue
Contribution to Efficiency	the degree to which GIS operates with <u>minimum waste</u> , duplication, and expenditure of resources	<ol style="list-style-type: none"> 1. Availability and accessibility of products and services 2. Cost (monetary and nonmonetary costs associated with utilising a service or buying a product) 3. Coverage and completeness 4. Data acquisition capability 5. Data storage capability 6. <u>Time-saving</u>
Contribution to Effectiveness	the extent to which GIS has contributed to the <u>satisfaction of information needs</u> , in adequate quantity and quality of data and in the decision-making process	<ol style="list-style-type: none"> 1. Adequacy of service relative to <u>needs of citizens</u> 2. Improved planning, coordination and cooperation 3. Improved products and services 4. Job satisfaction / collaboration 5. Potentials for conflict resolution 6. Improved decision support 7. <u>User satisfaction</u>
Contribution to societal well-Being	reported impact of GIS on broad societal objectives such as “ <u>individual integrity</u> , social justice, distribution of wealth and fulfillment of human aspirations” (Clapp et al., 1989; p42)	<ol style="list-style-type: none"> 1. Citizen-public sector interactions (participation) 2. Economic benefits 3. Enhancement of principles of a democratic society, for example, freedom from constraints such as <u>corruption</u> 4. Improved standard of health and safety 5. Long term contribution to positive future 6. Protection of legal rights, such as privacy 7. Social justice: equal availability of information to citizens when needed and equal ease of access
Based on Clapp et al. (1989) and Danziger and Anderson (2002)		

Geo-ICT expectations

- All over the world, people have high hopes that new technologies (for example, Geo-ICT) will **lead to improved lives, greater social freedoms, increased knowledge and more productive livelihoods**. (UNDP, 2001).
- Greater **efficiency and effectiveness** benefits
- Integrated use of Geographic Information Systems (GIS) and Information and Communication Technology (ICT) or Geographic Information and Communication Technology (Geo-ICT) in Land Administration (LA) can:
 - increase transparency and accountability
 - **reduce corruption**
 - increase citizens' involvement in LA
 - in general promote good governance
- Geo-ICT in LA: e-government intervention par excellence

AGIS case study



AGIS case study: data collections / sources of evidence

1. Archival documents
2. Publications
3. Interviews
4. Surveys
5. Participant observant
6. Photography
7. Online resources

The multiple sources of evidence allows '*triangulation*' of evidence to check the veracity of data collected.

Land administration problems in Abuja before AGIS

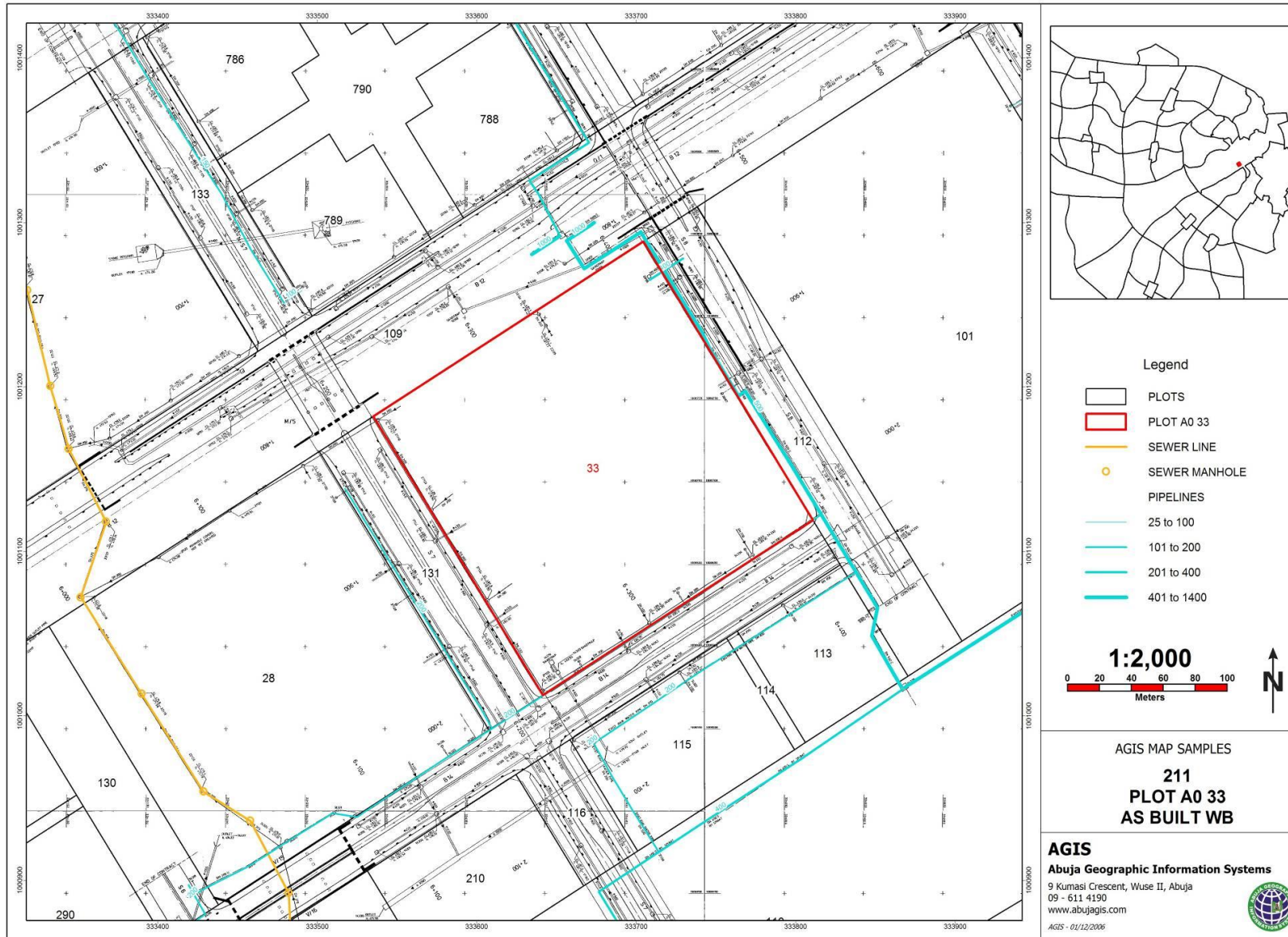


- Unattended applications
- Multiple allocations
- Illegal allocations from "Parallel Office"
- Unclear situations in land allocation
- Mismatches in land use
- Forgeries of land documents
- Encroachments
 - Services, rights of way, property boundaries
- Misuse of public properties
- Inefficient revenue generation and collection

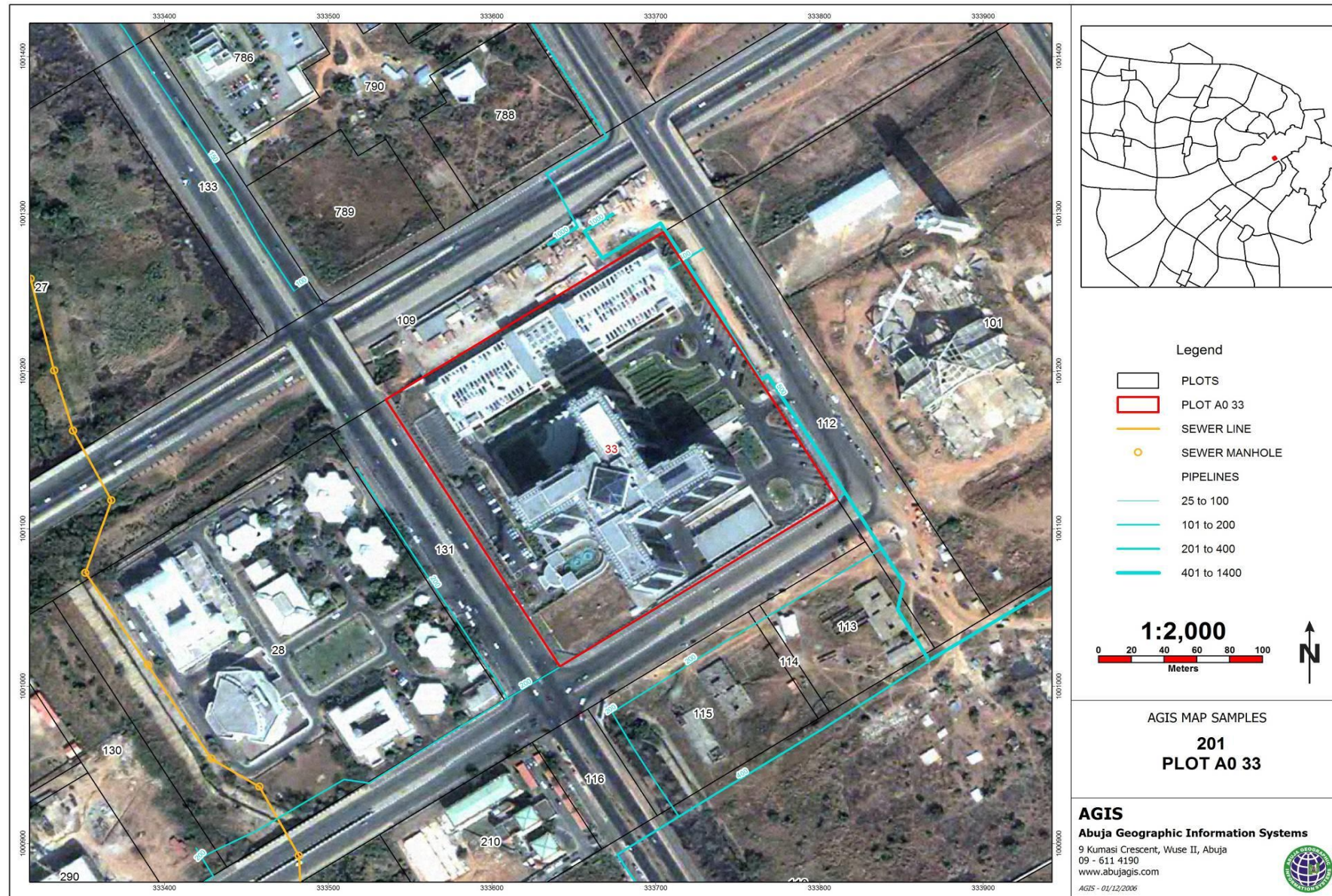
Efficient or Inefficient?



Efficient or Inefficient?

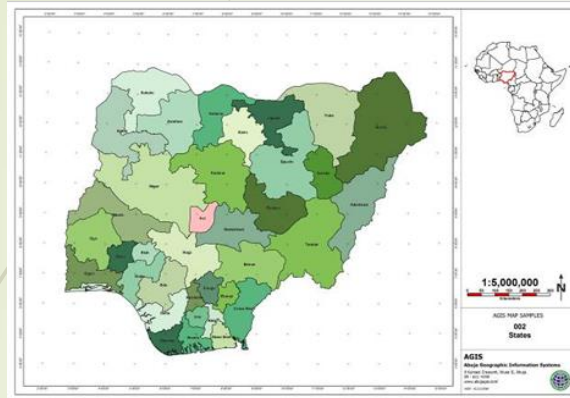


Effectiveness?



Effectiveness: Examples of AGIS products

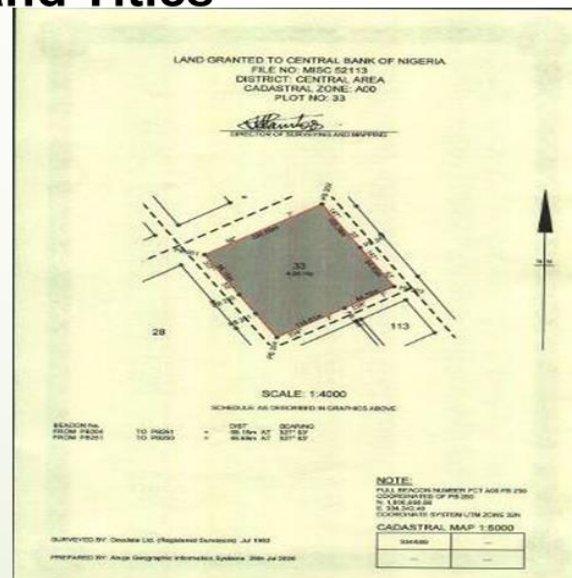
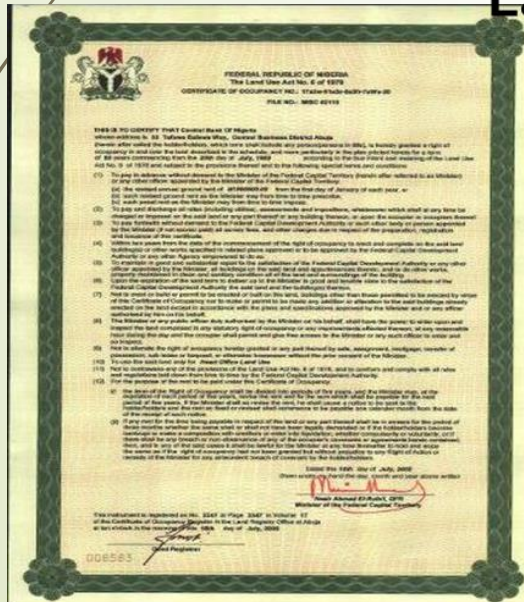
Maps



Reports

D	Name	Type	Area SQM	Area HA	DIST Zone	DIST No
1	BAGA MARKET	MARKET	207007.4	21	A03	CENTRAL AREA
2	ZONE 3	MECHANICAL	55291.95	5	A02	WUSE I
3	DARKI	VILLAGE / MARKET	152914.27	15	A03	DARKI II
4	OUZAPE	VILLAGE	226054.21	22	A09	OUZAPE
5	DARKI VILLAGE MARKET	MARKET	147768.27	15	B01	GUUDU
6	APU	VILLAGE / MECH / BP MKT	461214.3	47	B02, B01	DURUMI, GUUDU
7	DURUMI	SQUATTER	321842.92	32	B02	DURUMI
8	USAGBI	SQUATTER / WKT	15712.23	1.5	B03	USAGBI
9	KATAMPE	VILLAGE	138901.47	14	B07	KATAMPE
10	BAKUWA	VILLAGE	94012.32	9	B13	BAKUWA
11	OUTBE	SQUATTER	198755.23	19	B14, OUTSIDE	OUTBE, OUTSIDE
12	OUTBE	VILLAGE	211425.75	21	B14	OUTBE
13	WUMBA	VILLAGE	53107.52	5	C10	WUMBA
14	NADA	SQUATTER	156404.25	15	OUTSIDE	OUTSIDE
15	KUREO	SQUATTER / WKT	84594.15	8	OUTSIDE	OUTSIDE
16	KUCHOORO	OLD VILLAGE	37277.95	4	B02	KUWAIBA
17	KUCHOORO EXT	SQUATTER	36521.53	3	B02	KUWAIBA
18	KARUVO	SQUATTER	17595	1	B03	KUWAIBA
19	WUSE	SQUATTER	5422.15	0.5	B03	WUSE
20	JAB	SQUATTER	142044.5	14	B04	JAB
21	JAB	SQUATTER	43804.75	4	B04	JAB
22	JAB/DAKIBIYU	SQUATTER	15125.2	1	B04, B10	JAB, DAKIBIYU
23	UTAKO	SQUATTER	11945.53	1	B05	UTAKO
24	KARUVO	SQUATTER	124075.57	12	C01	KARUVO
25	GIARINPA	SQUATTER	40311.57	4	C02	GIARINPA 1
26	DAPE	SQUATTER	450159.72	45	OUTSIDE	OUTSIDE

Land Titles



FEDERAL REPUBLIC OF NIGERIA
FEDERAL CAPITAL TERRITORY, ABUJA
OFFICE OF STATUTORY RIGHT OF OCCUPANCY

Name: PATRICK ORYECHE
 Address: PLOT 1281 AMAZON STREET MAITABA ABUJA NIGERIA
 New File Number: AN 20081
 Old File Number: 2008/2008
 R of O Date: 2008/2008

I am hereby directed to survey the approval of the Minister of the Federal Capital Territory of the grant of a right of Occupancy in respect of Plot No. 458, having an area of approximately 508.94 SQ. M. in Cadastal Zone 808, of 10000, in the following terms and conditions:

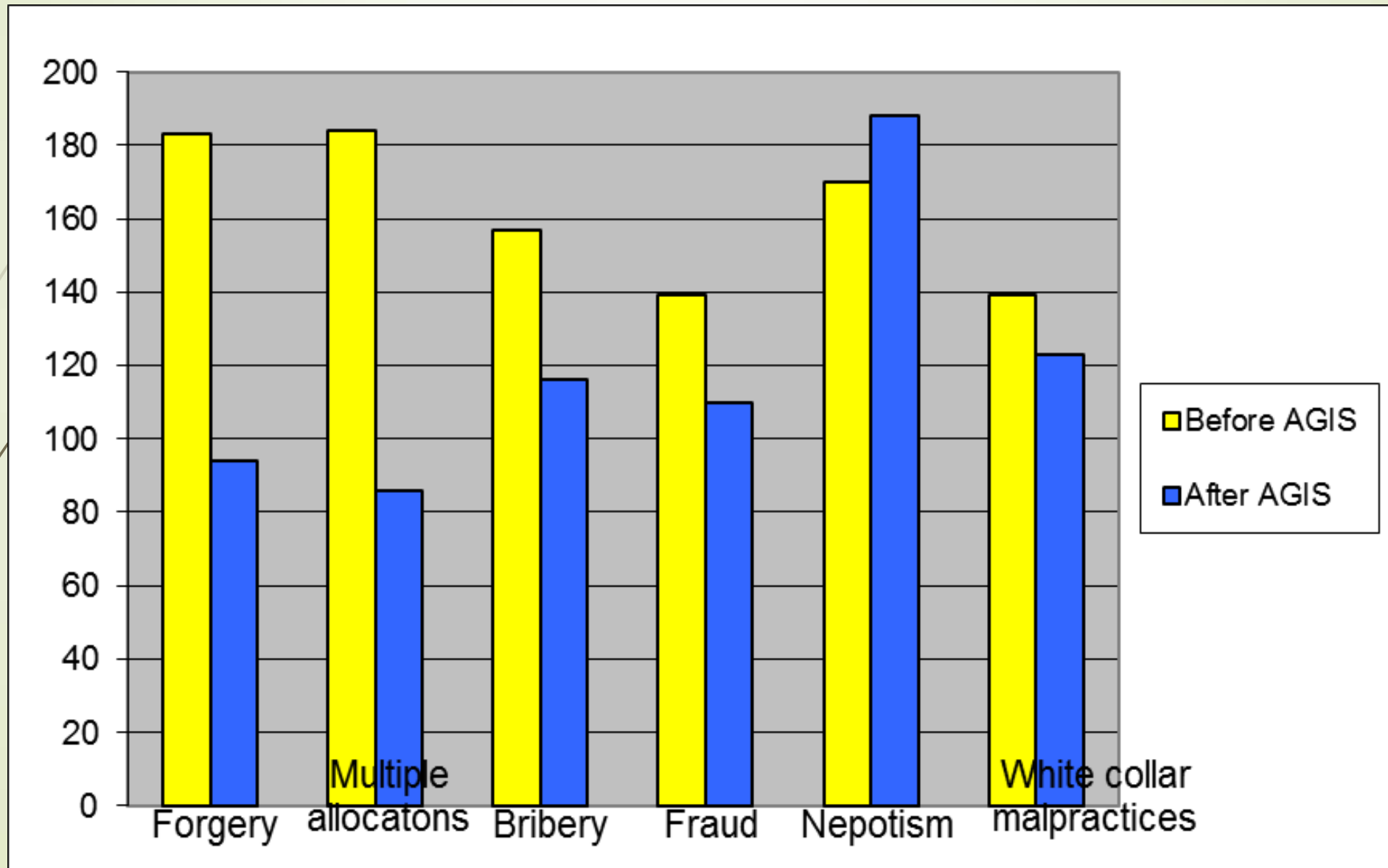
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Prominent forms of corruption in LA services in the FCT, Abuja, Nigeria

- ➡ Fraud
- ➡ Forgery
- ➡ Multiple allocations
- ➡ Bribery
- ➡ Nepotism and favouritism
- ➡ White collar malpractices

Effects of AGIS on forms of corruption in LA in the FCT



AGIS Impact on governance in Abuja

Aspects of good-governance and societal well-being			
	Positive	Mixed	Negative
Popular participation and stakeholders' integration			✓
Reduction of corruption in the provision of LA services		✓	
Improvement of urban housing		✓	
Enhancement of state income through land revenue	✓		
Improvement of housing development via land revenue			✓
Demand-side satisfaction with e-LA services		✓	
Service provision: effectiveness of e-LA services		✓	

Presidential Technical Committee on Land Reform

- Presidential Technical Committee on Land Reform (PTCLR) was established on 2nd April, 2009 by Late President Umaru Musa Yar'Adua
- Reconstituted and inaugurated in November, 2011 by President Goodluck Ebele Jonathan, with seven (7) Terms of Reference
- Nigeria needs to **stimulate the prospective of land as a dependable resource for food security, poverty reduction, capital accumulation, economic growth and national development through the use of appropriate technology**
- **Appropriate technology** adopted: Systematic Land Titling and Registration (SLTR)
- Implementation of SLTR pilot project in Kano, Ondo and other states in Nigeria
- Three (3) LGAs in Ondo State: Akure North, Akure south and Ifedore

SLTR pilot project implementation process


S. No.	Implementation steps
1	Notification of areas for SLTR
2	Preparation and sensitisation
3	Mobilisation and training
4	Recording of claims and demarcation
5	Adjudication
6	Data entry and parcel digitising
7	Public display for objections and corrections
8	Finalising objections, corrections and the record
9	Printing and signing of certificate of occupancy
10	Payment, delivery and registration of certificate of occupancy



SLTR pilot project implementation Actors

- **PTCLR**
 - **GEMS3: DFID-funded Growth & Employment in States (GEMS) program in Nigeria**
 - **Ondo State Government**
 - **Local Government: Akure North, Akure South and Ifedore**
 - **Traditional rulers**
 - **Relevant communities**
- 

Steps used for implementation of SLTR in Ondo State

- 
1. Training of SLTR person
 2. Preparation for fieldwork: sensitisation
 3. Fieldwork
 4. Transfer of data from field to field office
 5. Data input and pre-processing
 6. Data processing (spatial)
 7. Data processing (non-spatial/land records)
 8. Public display of claims
 9. Corrections and editing
 10. Processing of Certificates of Occupancy (CofO)

Software: Solution for Open Land Administration

1. SOLA: Open-Source Software (OSS)
2. Developed with the support FAO and World Bank
3. Enhances transparency, efficiency, and accessibility in managing land rights and cadastral records, particularly in low-resource settings
4. Core functionalities
 - Land Registration and Rights Management
 - Cadastral Mapping
 - Workflow Automation: customisable
 - Dispute Resolution and Public Access
 - Interoperability and Standards
5. Other states: Kano, Katsina, Jigawa, Kogi and Awka Ibom

Sensitisation



**Chairman
PTCLR &
Ondo State
SLTR
Coordinator**

Sensitisation



**Alara of Ilara
Mokin
speaking at
a town hall
meeting**

Sensitisation



**Town hall
meeting**

Sensitisation: town hall meeting



Fieldwork: Akure North LGA



Fieldwork: multi-stakeholders



GEMS 3

PTCLR

Fieldwork: PTCLR, GEMS3, LGA, Community



Public display: transparency



Public display



PTCLR Support

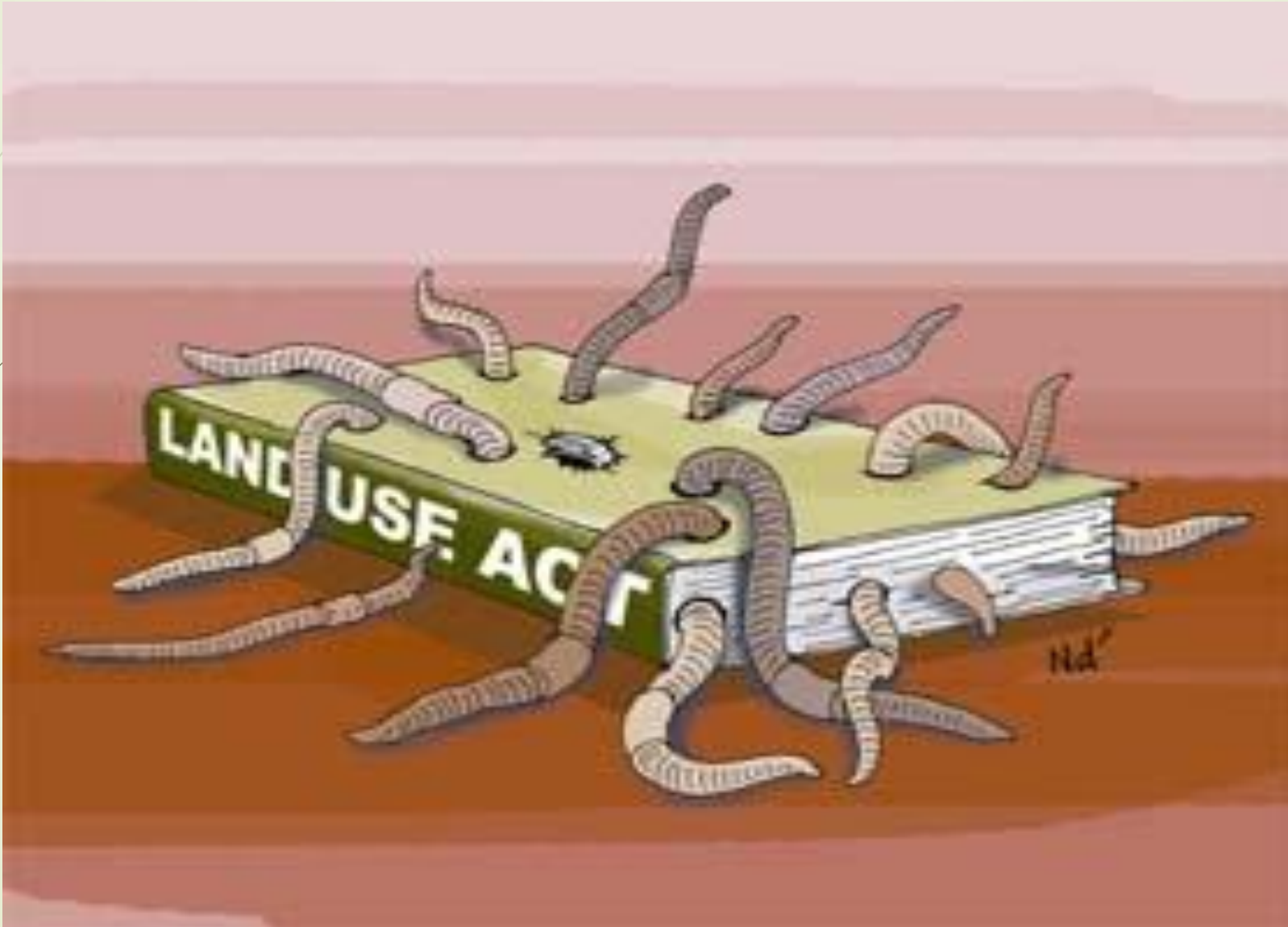




Factors shaping e-government implementation in Nigeria

1. Legal framework,
2. Politics, political will, power
3. Funding
4. Processes

A key success factor: Land Use Act 1978



Conclusion

- Lessons learnt from the study of AGIS & SLTR implementation in Ondo State can help to forestall potential pitfalls in the implementation of e-government interventions in Nigeria
- Geo-ICT do not drive, but enable corruption reduction in the provision of LA services
- Training and extensive sensitisation are of great consequence
- Success in the provision of e-government services depends on:
 - public sector accountability and transparency
 - social policies to promote the well-being of Nigerians
- More studies are required to show how e-LA can foster good governance and societal wellbeing in Nigeria
- Rigorous and relevant case study on AGIS from 2013 to date and an in-depth study of the implementation of SLTR in Ondo State



Acknowledgements

- Emeritus Prof Peter O. Adeniyi
- Mr Pius Ayodele
- Mr Joshua Akeredolu



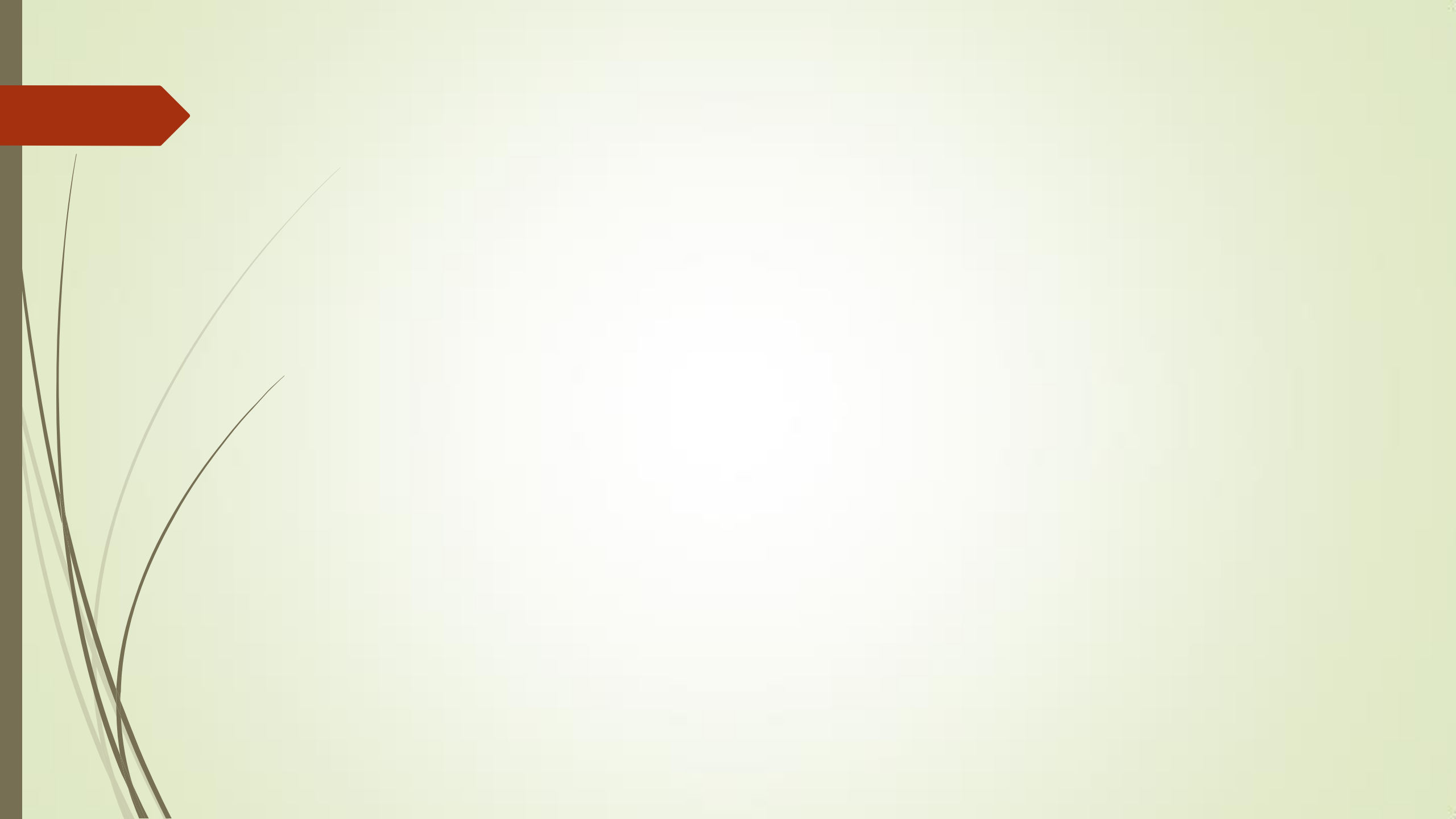
Thank you

Discussions

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Seven (7) The Terms of Reference for PTCLR

1. Collaborate and provide technical assistance to States and Local Governments to undertake land cadastral nationwide;
2. Determine individuals' "possessory" rights using best practices and most appropriate technology to determine the process of identification of locations and registration of title holdings;
3. Ensure that land cadastral boundaries and title holdings are demarcated in such a way that community, hamlet, village, village area, town etc. will be recognisable;
4. Encourage and assist States and Local Governments to establish an arbitration mechanism for land ownership conflict resolution;
5. Make recommendations for the establishment of a National Depository for Land Title Holdings and Records in all States of the Federation and the Federal Capital Territory;
6. Make recommendations for the establishment of a mechanism for land valuation in both urban and rural areas, in all parts of the Federation; and
7. Make any other recommendations that will ensure effective, simplified, sustainable and successful land administration in Nigeria.