

# **LIGHTING OUR WAYS: A NEW PARADIGM FOR LAND GOVERNANCE IN NIGERIA – LESSONS FROM EXPERIENCE AND THE PATH FORWARD**

By:

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**THEME:  
REFORMING LAND GOVERNANCE FOR SUSTAINABLE  
DEVELOPMENT IN NIGERIA**

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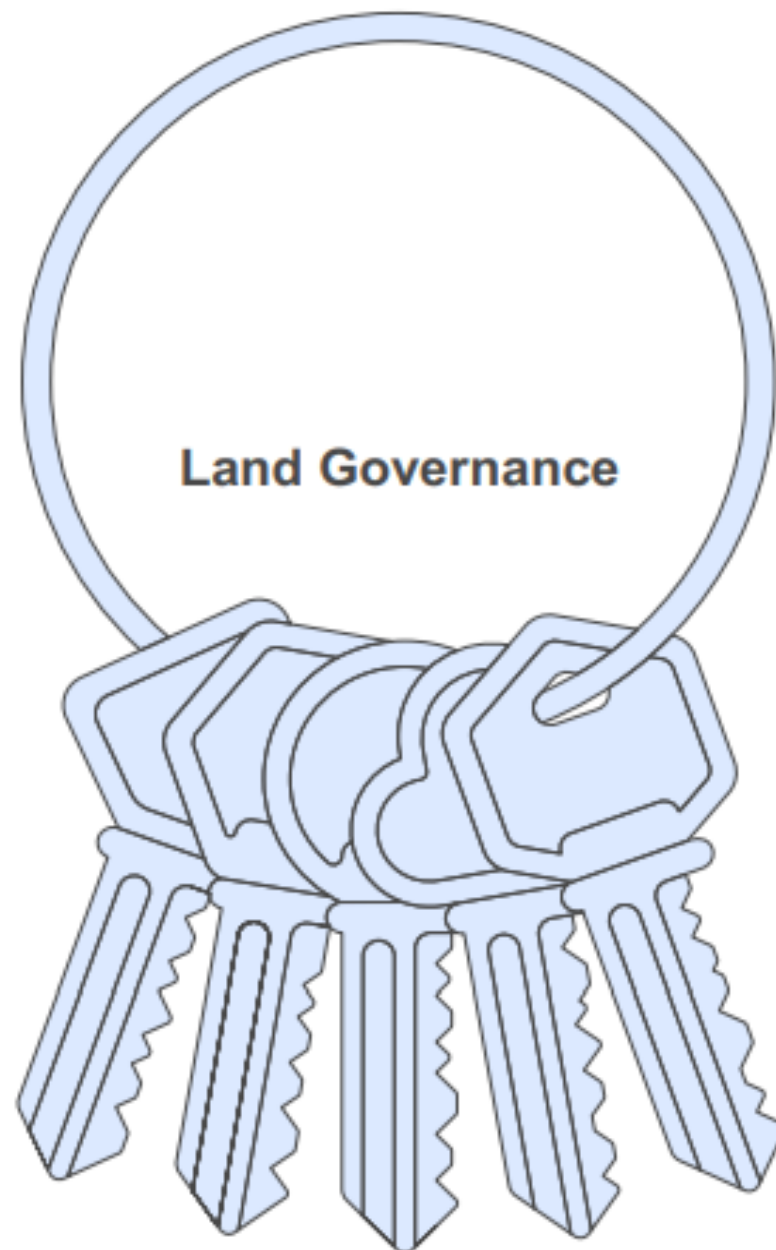
# Presentation Outline

- Preamble
- Land and Land Governance
- Brief on Land Governance Situation in Nigeria
- Paradigm Shift in Land Governance
- Lessons from Experience and the Path Forward

## Overview: Land and Land Governance

- ❖ Land is a crucial social, political, economic resource
- ❖ A primary means of livelihood, wealth and generational inheritance
- ❖ Good land governance is a central focus of international organizations
- ❖ Challenges in land administration systems include overlapping laws, weak institutions, corruption, and incomplete registration
- ❖ Effective governance is essential for protecting property rights, ensuring transparency, accountability, and equitable access to land resources

# The Role of Land Governance



## Social Importance

Land's role in community and cultural identity.

## Economic Resource

Land as a source of livelihood and wealth.

## Political Significance

Land's impact on power dynamics and governance.

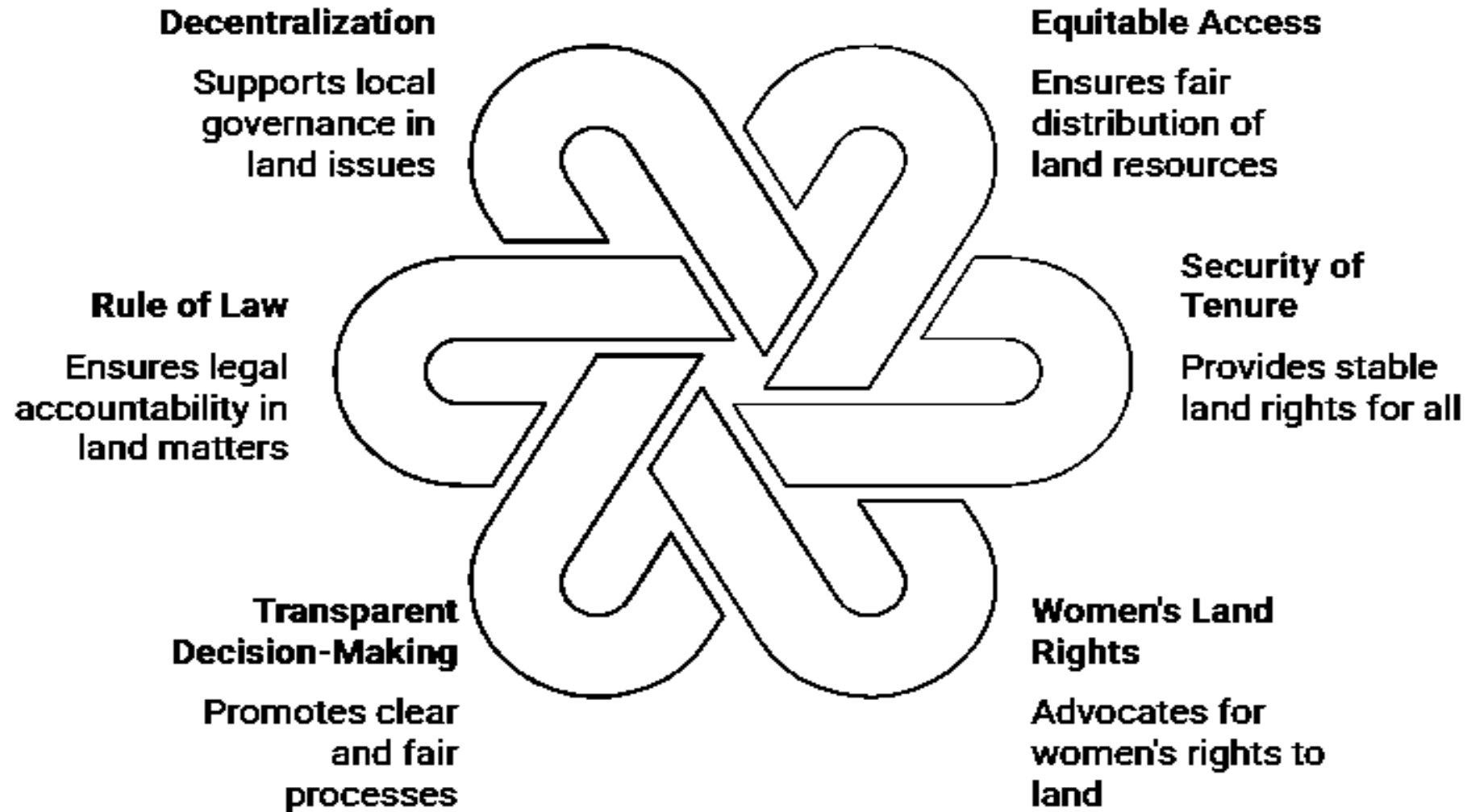
## Governance Challenges

Issues like corruption and weak institutions.

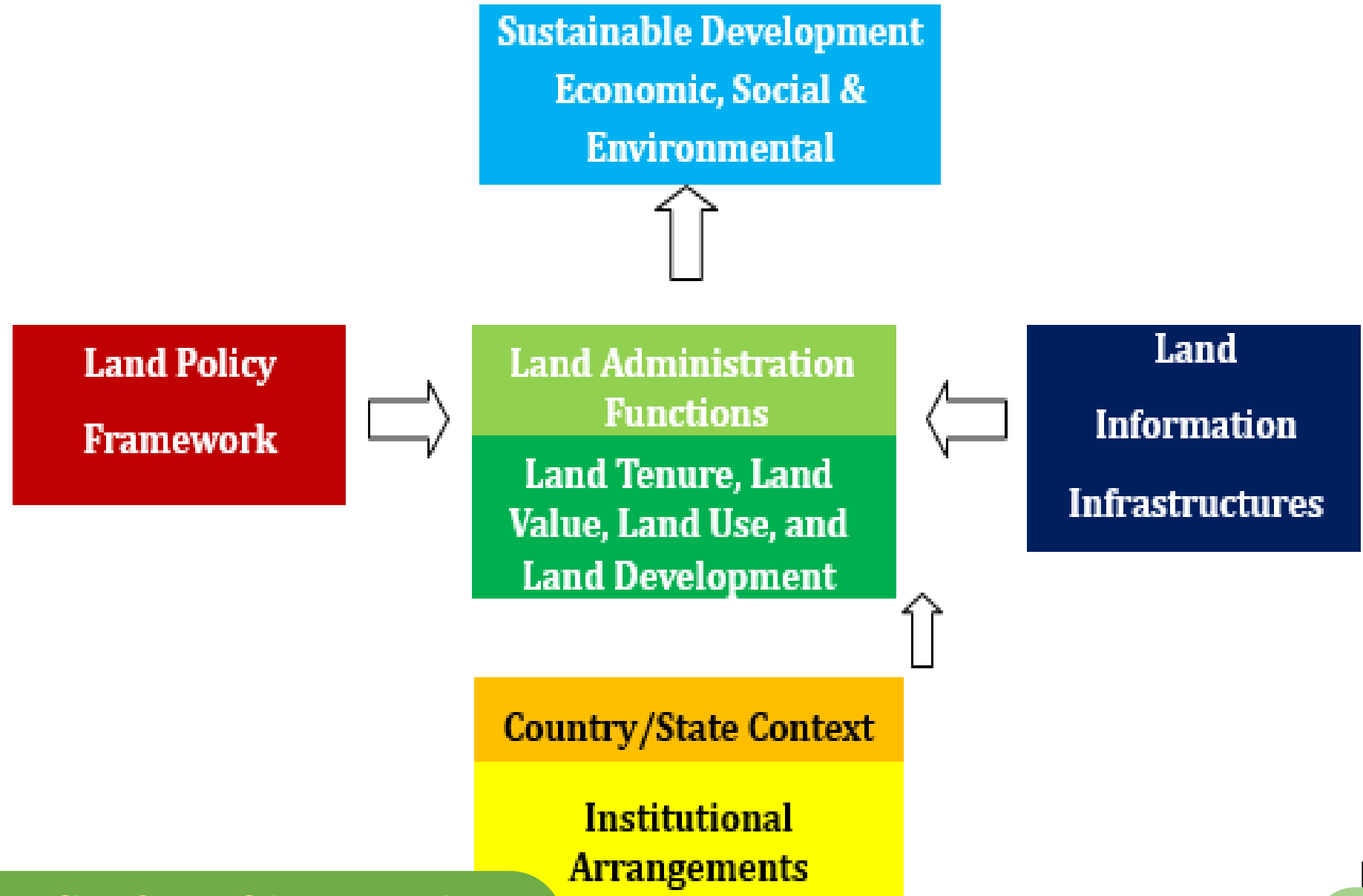
## Effective Governance

Ensuring rights and equitable access.

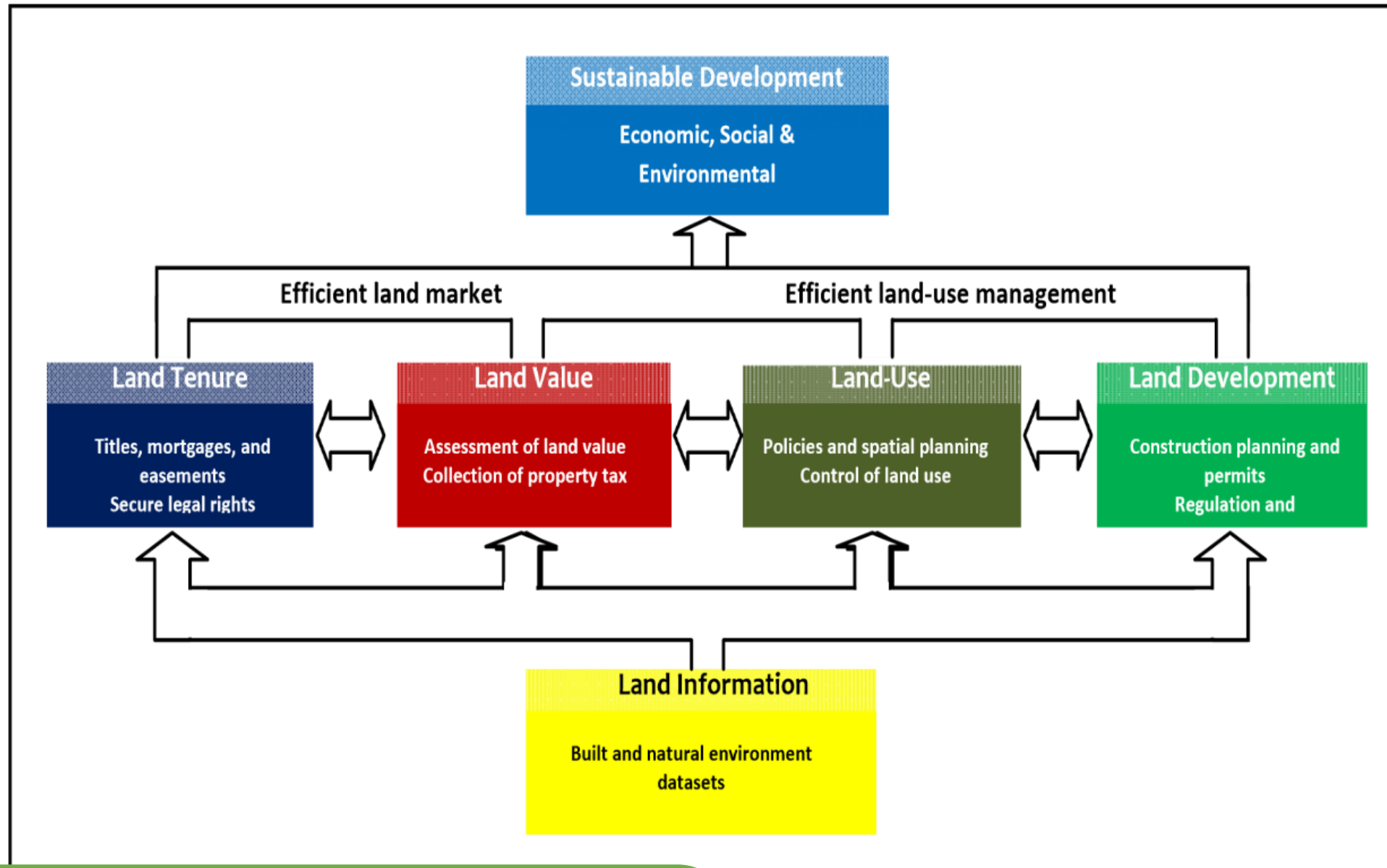
# Principles of Land Governance



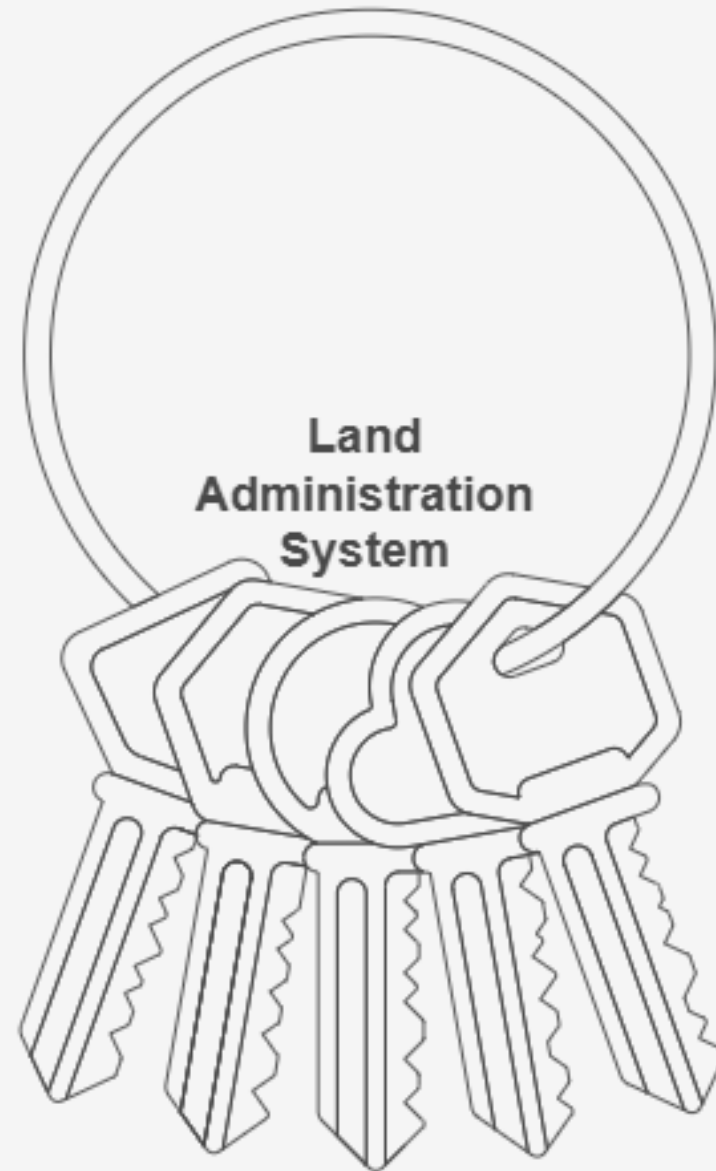
# The Land Management Systems



# A Global Land Administration Perspective



# Components of Good Land Administration



## Ownership Security

Ensures land tenure stability and protection of property rights.

## Tax Basis

Provides a foundation for land and property taxation systems.

## Credit Security

Offers collateral security for financial transactions.

## Dispute Reduction

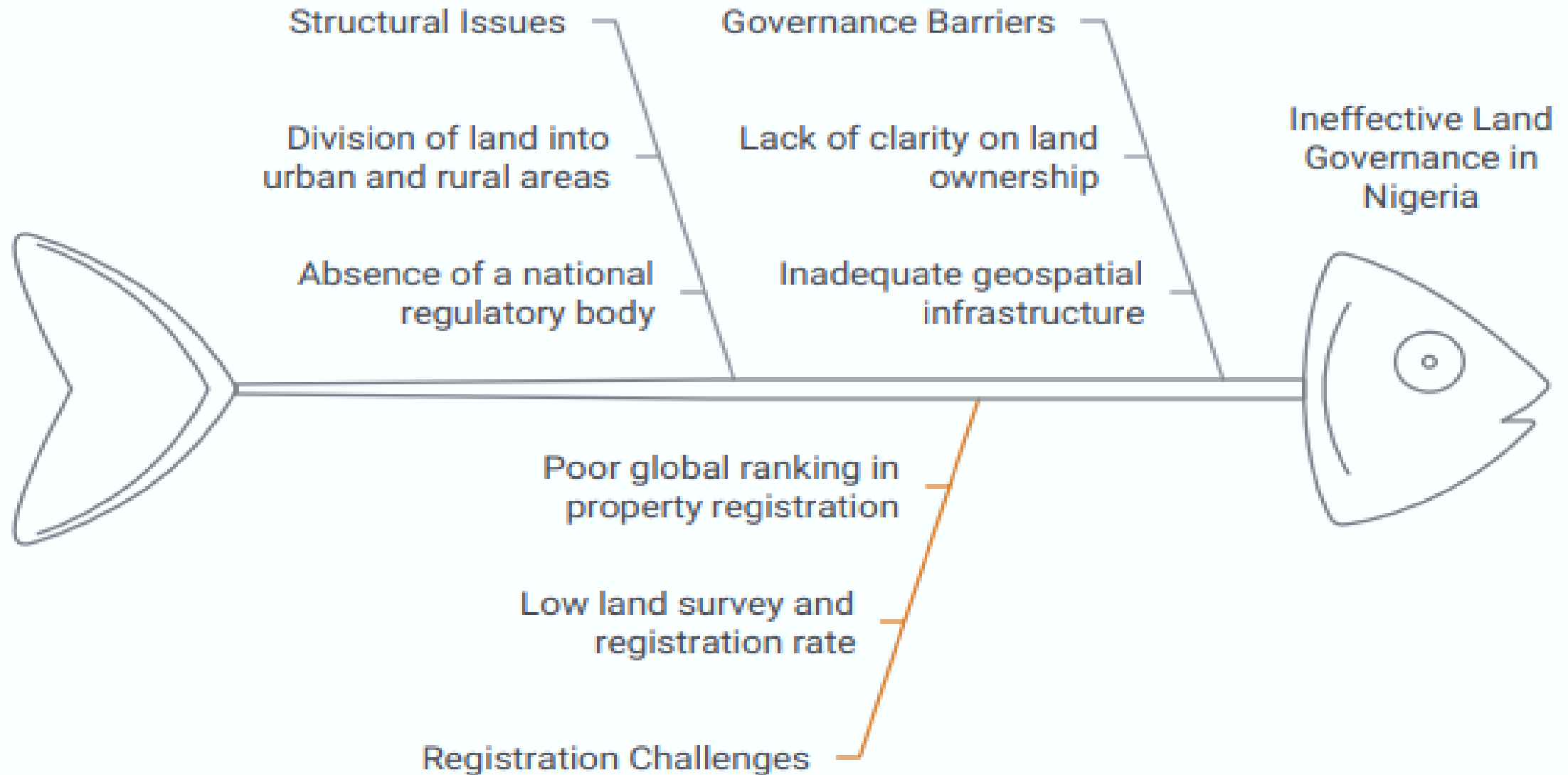
Minimizes conflicts and legal disputes over land ownership.

## Market Development

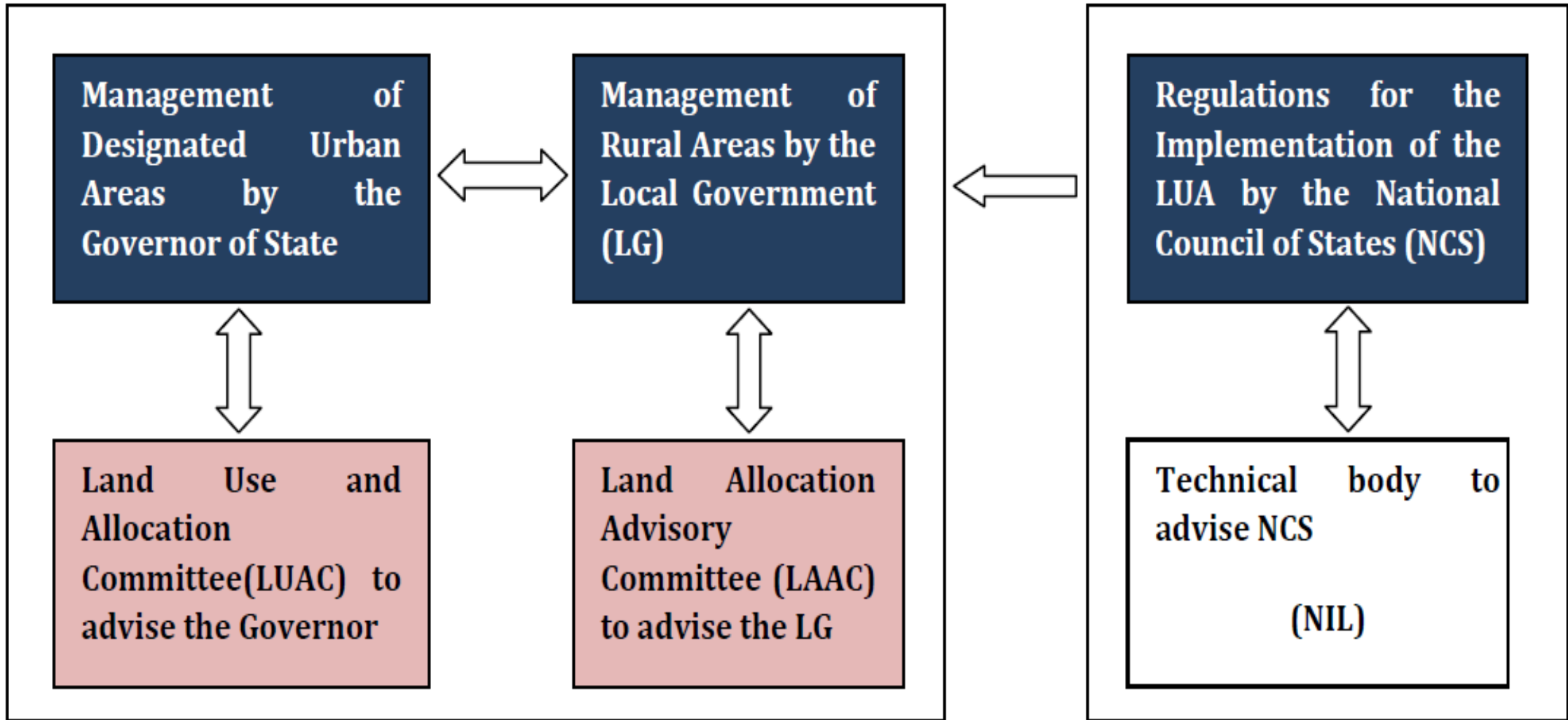
Facilitates the growth and regulation of land and mortgage markets.



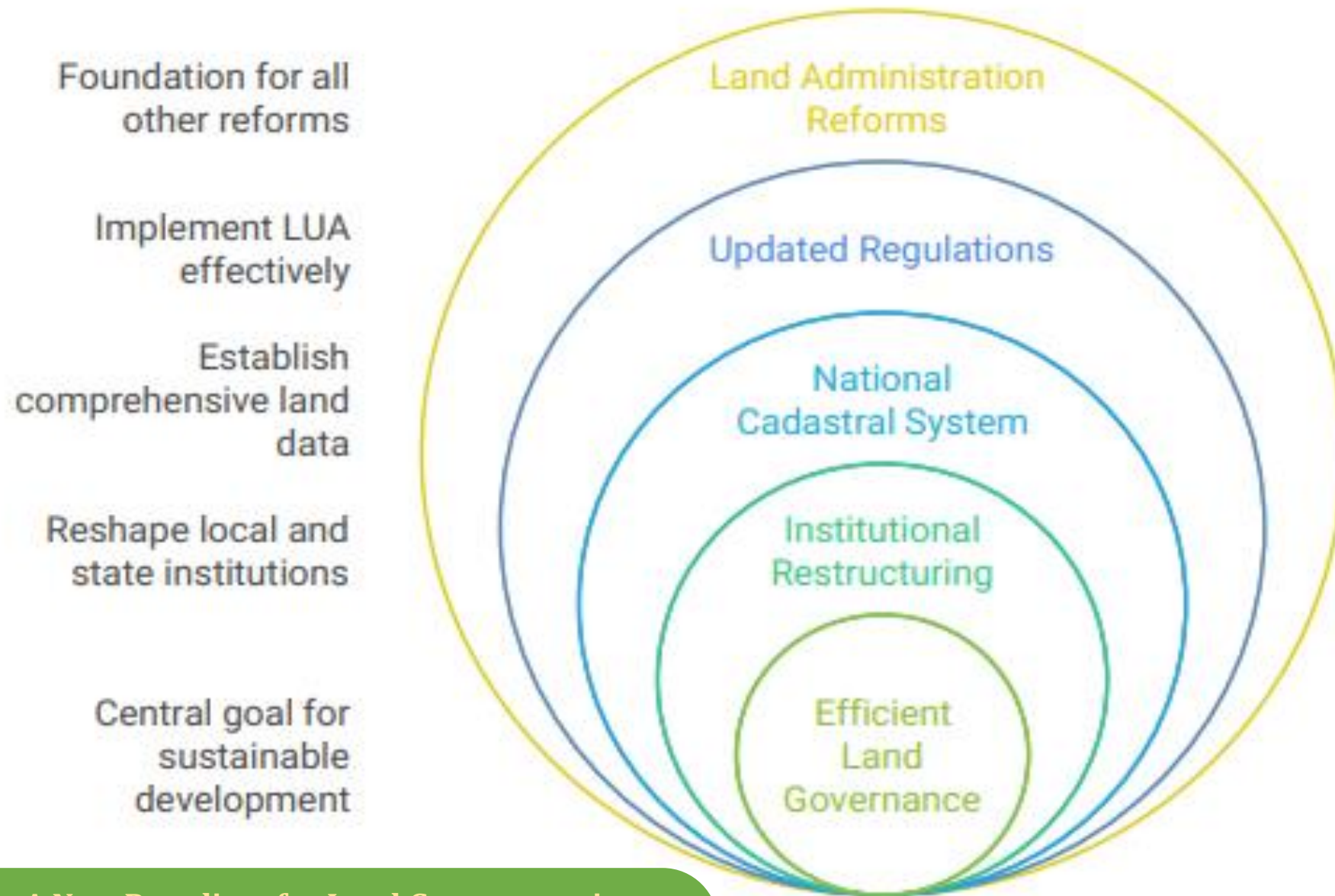
# Land Governance Challenges in Nigeria



# Structural Issues in Land Governance



# The Urgent Need for Reform



# Paradigm Shift in Nigeria's Land Governance

The weaknesses in Nigeria's land governance system necessitated:

- Presidential Technical Committee on Land Reform (PTCLR) tasked with nationwide land cadastral survey.
- Determining possessory rights using best practices and technology.
- Establishing a National Land Title Depository.
- Proposing a standardized land valuation mechanism.
- Recommending strategies for simplified and effective land administration

# Strategic Land Governance Issues Focused By PTCLR

- ✓ Systematic Land Titling and Registration (SLTR)
- ✓ Development of Land Use Act Regulations
- ✓ Establishing a National Land Commission
- ✓ Land Valuation Mechanism
- ✓ National Stakeholders' Dialogue on Land Reform

## PTCLR 11 Key Regulations

Systematic Land Titling and Registration (SLTR) Regulation.

Land Registries Regulation.

Sectional Titles Regulation.

Mortgage Regulations.

Criteria for Designation of Urban Areas.

Issuance of Certificates of Occupancy.

Land Market and Rights Assignment Regulation.

Lease and Rental Regulations

Land Inheritance and Succession Regulation

Revocation and Government Acquisition Procedures

Land Advisory and Allocation Committee Guidelines

# Systematic Land Titling & Registration (SLTR) in Nigeria

- Addresses low land registration rate with a global approach
- Provides Certificates of Occupancy (C of O) to landowners
- Creates an index map of occupied or used land
- Based on principles of transparency, participation, fairness, legality, affordability, and replicability
- Uses orthophoto maps, high-resolution satellite imagery, and GPS technology for accuracy
- Government-sponsored pilot implementations in Ondo and Kano States, extended to Kaduna, Kogi, Cross River, and Jigawa States

# Establishing a National Land Commission in Nigeria

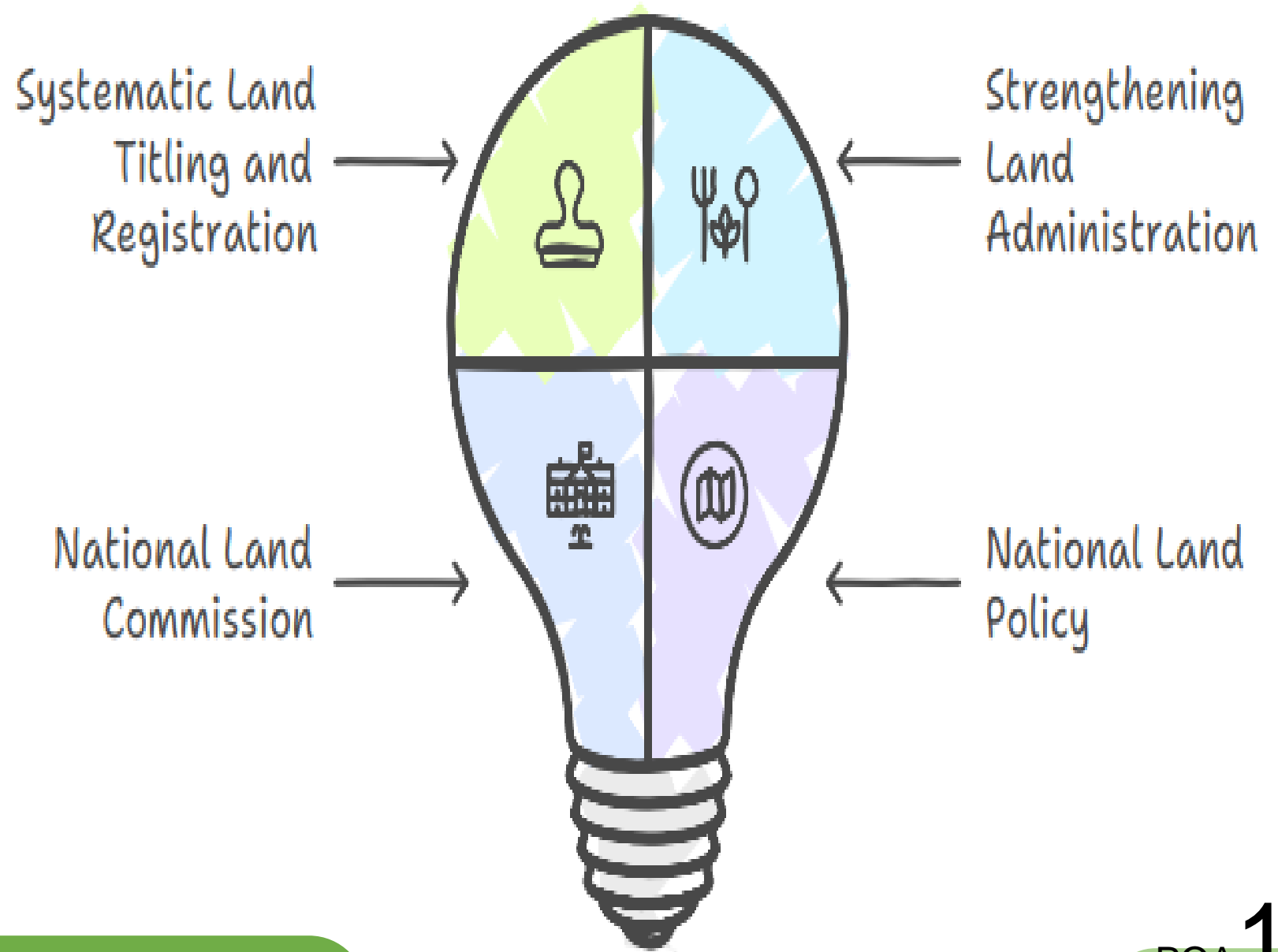
- ❖ Nigeria's land governance issues stem from weak LUA and lack of regulatory institution
- ❖ Council of State lacks effective coordination capacity
- ❖ President Yar'Adua proposed National Land Reform Commission
- ❖ Bill for creation submitted to 6th National Assembly, not passed
- ❖ PTCLR prepared revised draft bill in March 2018



# Land Valuation Mechanism Study in Nigeria

- ❖ Addresses inconsistent land valuation practices causing compensation, taxation, and development disputes
- ❖ PTCLR conducted national study, supported by GEMS3
- ❖ Covers urban and rural states across six geopolitical zones
- ❖ Expert review by ESVARBON and NIESV
- ❖ National Stakeholders' Review recommended to validate findings and guide policy reforms

# Road map for Land Reform in Nigeria



# LESSONS FROM EXPERIENCE AND THE PATH FORWARD

## Key lessons learned

- **Absence of institutional continuity in governance arising from unshared development vision**
- **Policies and recommendations do not implement themselves. Thus, successful reform requires strong, knowledgeable, and committed leadership to:**
  - . **Prioritize goals** and mobilize resources
  - . **Build partnerships** and engage key stakeholders
  - . **Advocate for policy adoption** and facilitate implementation
- **Lack of requisite secretariat leadership and institutional strength to follow-up effectively on submitted reports and recommendations**
- **The ad-hoc nature of the PTCLR, with part-time members and a weak secretariat, hindered effective engagement** with national experts, civil society, and key stakeholders

**Avoiding Past Pitfalls and Moving Forward**

Since this conference is organized by the **National Institute for Policy and Strategic Studies (NIPSS)** and the **Johnbull Amayaevbo Foundation**, it provides a unique opportunity to **convert lessons learned into an actionable strategy**. Policies must be backed by sustained advocacy, institutional frameworks, and political commitment. To achieve this, the following strategic steps are recommended:

**1. Establish a Unified Advocacy Front**

- Convene a coalition of **land professionals, civil society organizations, and key stakeholders** to drive land governance reform
- This body should take responsibility for:
  - a. Securing Presidential Buy-in** – Engage the President on the importance of land reform, emphasizing its benefits for economic growth, poverty reduction, and national stability

**Avoiding Past Pitfalls and Moving Forward**

- b. Engaging the Council of State** – Advocate for land governance reform to be presented at the Council of State for broader national adoption
- c. Legislative Advocacy** – Push for necessary laws and policies to support systematic land registration, fair land valuation, and efficient land administration
- d. Capacity Building for Civil Servants** – Train civil service leaders on the importance of land governance, ensuring they become implementation champions
- e. Engagement with Traditional Institutions** – Traditional rulers wield significant influence in rural communities. Gaining their support is crucial for successful land governance reform

# PARADIGM SHIFT IN LAND GOVERNANCE

## Conclusion: A Call to Action

- Land is not just a commodity - it is the foundation of **economic prosperity, food security, social justice, and national stability**. The failure to reform Nigeria's land governance system has hindered investment, slowed development, and perpetuated inequality
- If Nigeria is to achieve its full potential, we must build a robust land governance system that is **transparent, efficient, inclusive, and sustainable**
- This conference presents a **historic opportunity** to set the wheels of reform in motion. Let us rise to the occasion, forge a united front, and **ensure that land reform becomes a national priority - not just in words, but in action**  
**THE FUTURE OF NIGERIA DEPENDS ON IT. LET US NOT FAIL.**

THANK

YOU