

Towards the development of Spatially Enabled e-Land Administration for Good Governance in Lagos State: Benefits and Risks

ANTHONY A. ADEOYE, Nigeria

Key words: e-Land Administration, e-Conveyancing, aacogis@yahoo.com

1. INTRODUCTION

Land is a central issue in the development process and to secure land rights in supporting sustainable development, there is need to make it possible and attractive to undertake long term investment. The more accessible land and real estate assets become, the greater the possibility of their use as collateral for mortgage purposes, the more likely they are to contribute to the economic growth process and the alleviation of poverty.

An effective land administration system is necessary to determine, record and disseminate information about the ownership, value and use of land. As such it also contributes to “good governance”. In order to enable and stimulate the growth process, government needs to monitor and manage the ownership and value of land. It is for this reason that e-land administration was introduced as an important part in the land administration process of the state.

This paper will describe the approach adopted towards the development of the Spatially Enabled e-Land Administration and examine in details the opportunities and challenges being faced. Finally the paper will assess the potential benefits, risks and impact of these changes in Land Administration presently and in the near future.

2. APPROACHES TO THE DEVELOPMENT OF E-LAND ADMINISTRATION

The e-land administration of Lagos State is part of e-government initiatives with a vision for spatially enabled land information together with the development of spatial data infrastructure (SDI), to transform the way a modern society functions: how tax is collected, how health services are delivered, how the environment and the cities are managed, how to respond to emergencies and terrorism, and how elections are run. Lagos State Government embarked on e-land administration system and campaigns to encourage formal registration and also contribute to the “alleviation of poverty”. Therefore, the implementation e-land administration is planned in three steps:

- The aim of the first step is to create smooth access to land information on Lagos State Enterprise GIS by means of the metadata Land information system;

- The second step is the harmonization and cross-departmental co-ordination of land administration feature catalogues as well as the development of standardized land administration interfaces, conversion modules, georeference systems, standards and data integration procedures within the Lagos State Enterprise GIS context.
- The third step is the implementation of the e-land administration.

2.1 Cadastral Mapping

The Office of the Surveyor General of Lagos State Government has been able to produce Cadastral Mapping of the State so as to create, maintain, and disseminate a digital GIS land ownership cadastral **database** of the entire state through Digital Mapping and GIS Project of the State. The statewide digital land ownership database has been created from LIDAR Mapping Techniques.

2.2 GIS Technology

ESRI Enterprise ArcGIS, Hardware, Software and Peripherals to work with e-land administration data processing to support data management, analysis, visualization and dissemination had been procured. Several terabytes of Statewide data, including streets, transportation layers, raster imagery, topographic maps, place-names, administrative boundaries, and elevation data have been collected.

The loading of data has commenced in a centralized form at the Ministry of Science and Technology which connect Ministries, Departments and Agencies with more than 2500 PCs in Large Area Network with Internet Connectivity. The ArcGIS Enterprise Edition has also been successfully installed. The installation of the On-Point Land Application software has also been completed.

3.0 Achievement of Lagos State on e-Land Administration

An effective land administration system has been set in order to determine, record and disseminate information about the ownership, value and use of land. As such it also contributes to “good governance” objectives by:

- Giving government capacity to manage a valuable natural resource
- Sustaining the rule of law by regulating real estate and land markets
- Providing security for landowners but also for national and international investors and the
 - o finance sector
- Assisting the development of labour markets by easing labour mobility
- Assisting the development of financial markets by providing collateral security
- Assisting in the creation of new business entrants

- Providing government with a source of revenue which may be used for a variety of purposes
- Bringing transparency to the allocation, distribution and other transactions with land

Lagos State Government has a vision for a State in which land is equitably accessed, securely owned and effectively utilized for sustainable development. The activities of the State Government have been crucial with regards to the state's improved internally generated revenue.

Aside its revenue generating capacity, the Lagos State Government has recorded the following achievements, among others:

- Storage of over 12 million pages of title documents to a data base for easy access to registry users.
- Elimination of the manual conduct of searches on properties which was slow and time consuming.
- Prompt production of Certified True Copies of documents.
- Revocation and processing of compensation claims.
- Excision and resettlement of towns and villages.
- Processing of request for grant of land under the private developers scheme.
- Reduction of time in the processing of Certificate of occupancy.
- Monitoring of unauthorized development within Government Estates.
- Introduction of Electronic Document Management System (EDMS)
- Introduction of 30 days governor's Consent.
- Introduction of Digital Mapping of Lagos State to complement the effect of EDMS.
- Introduction of e- Land Administration policies to aid land administration and management for good governance

3. BENEFITS AND RISKS

Lagos State Government embarked on e-land administration system and campaigns to encourage formal registration and also contribute to the "alleviation of poverty" by setting up the Directorate of Land Regularization under the Lands Bureau with the following aims:

- to ensure that all properties falling within uncommitted Government acquisition are properly documented and granted legal title and thereby give economic value to hitherto dead assets.
- To simplify and accelerate the process of regularization of land titles in circumstances where uncommitted Government land has been encroached upon.
- To facilitate the grant of approvals for building plan for properties falling within

uncommitted Government acquisition.

The benefits of the e-land administration to Land Owners are:

- Recognition by law as the legitimate owner of the property
- Ability to obtain bank loans to transact business using title as collateral for mortgage facilities
- Ability to legally sell and dispose of the property seamlessly
- Ability to pass on the property to loved ones in a will
- Ability to obtain compensation from the Government in the event that the land is ever revoked or acquired for public purpose
- Ability to obtain building plan approval
- Peace of mind by giving guaranteed, protected land rights, which serve as a source of personal wealth and provide opportunities for economic independence.
- Resolve disputes over land cases. Open and transparent land administration systems can help to reduce the need for court resolution in instances of dispute by simple, evidence based, administrative dispute resolution processes.

Spatial data as part of Land Administration have developed to a new tool for decision making and are crucial for political, economic and legal decisions. But there is still a lack of awareness on the importance of spatially enabled land administration. Spatial data provide a number of benefits when used for administrative processes, the most important are:

- Guarantee for permanent maintenance of property information
- Legal liability of property information
- Authentic information about boundaries
- Possibility to integrate administrative data into a geographical reference system
- High accuracy of geographic location
- Umbrella for specific related data in case of centrally regulated cadastral systems
- Addresses for administrative purposes included
- Economical procedures with high content liability by competent governmental Institutions

The e-land administration objective is to achieve enhanced sustainability of development e-conveyancing with economic development, poverty reduction, social stability and the protection of environmentally sensitive areas - through the formulation, adoption and implementation of comprehensive e-land administration policies. Specifically, the e-land administration achievements in Lagos State are:

1. Capacity enhancement for Lagos State Government to develop effective land policies through the use of Information Technology.
2. Formulation and adoption of e-land registry and e-conveyancing as part of e land administration Land Policy guidelines, encompassing principles of equity, efficiency and

3. SUSTAINABILITY, COMPATIBLE WITH INTERNATIONAL BEST PRACTICES.

3.1 No of Households in Lagos

The determination and identification of numbers of the house hold in the State have always been bottleneck issues to contend with, by the officials of the State Government for Sustainable Development. Today with the use of LIDAR Technology, number of households has been determined to be about 800,000.

3.2 Property Tax Collection

Having being able to identify and determine the number of households with the property identification numbers, the Lagos State Government is now able to collect property tax with ease. The resultant effect of the Property Tax Collection is that the State Internal Revenue Generation revenues have increased tremendously.

3.3 Increase Revenue Generation

In Nigeria, the model for e-Land Administration Revenue Generation is the Abuja Geographic Information System (AGIS) with projected revenues from derivable fees from Land Administration services for the 2010 fiscal year was =N=1.5 Billion approximately \$10 million but as at June 2011, the projected income was surpassed. The Lagos State government earned over N57.92 billion from all land transactions conducted in the state within the last four years since the completion of digital mapping and initiation of e land administration.

4. LAGOS TARGETS BECOMING HUB OF GOOGLE'S INITIATIVES IN AFRICA

With the successful completion of the Digital Mapping and Enterprise GIS for the State, the Lagos state government expressed its readiness to become Google's hub of initiatives in Africa. The State Governor, Babatunde Fashola, said this when he received the team of Google Inc, Led by its Executive Chairman, Mr. Eric Schmidt in February 2013 in Lagos.

This is to compliment the huge investment ICT infrastructure development of the State so as to meet the needs of the increasing population in the development of Information Technology.

5. CONCLUSION

The e Land Administration with the Digital Mapping and GIS project have no doubt make Lagos to become a model for change in Land Administration in Nigeria. With the availability of up-to-date map, the city is being transformed into a modern and attracting to itself much domestic and international goodwill. Today Lagos State offers the willing investor one of the highest rates of return on investment in the world.

Boundless opportunities for profitable investment exist in Tolled Road Construction, Water Transportation, Light Rail, Mass Transit Schemes, Housing Estates, Waste Management and Compaction, Water Supply and Distribution, Electricity Generation and Distribution, Hospitality, Recreation and Entertainment among several other exciting possibilities.

As Lagos is growing in this way, effort is also being made to stem the tide of growth in this direction so that the megacity development will actually live up to its being a Centre of Excellence for generations yet unborn.

REFERENCES

1. Albert Osei, (2006) The Applications of Geospatial Information Technology in Land Management: A Case Study of Lagos, Nigeria, et al, GSDI-9 Conference Proceedings, 6-10 November 2006, Santiago, Chile)
2. AAC Consulting, (2007) Request for proposal digital mapping and GIS Lagos State.
3. Anthony A. Adeoye, (2001): Geographic Information Systems Operations and Management, Lagos.
4. Anthony A. Adeoye, (2008): GIS in Land Registration Systems: Tool for Good Governance, a paper presented at the RICS CPD Programme in Lagos.
5. Eyinla, B.M (2001) From Lagos to Abuja, the Domestic Politics and International Implications of Relocating Nigeria's Capital City.' Bochum.
6. Fasinro, H.A.B.(2004) Political and Cultural Perspectives of Lagos , Academy Press Lagos.
7. Federation International Government (FIG) 2002: The Nairobi Statement on Spatial Information for sustainable Development.
8. Lagos State Organization Review (2008) Lagos Megacity Phenomenon
9. Otokiti, S.O.(2004): Resource Creation, Control and Consciousness in Lagos State: The Cultural Dimension, CEFOLAS, Lagos College of Education, Lagos.
10. The Lagos Indicator (2008) the Lagos Economic Summit Eko Atlantic City

BIBLIOGRAPHICAL NOTES

Anthony Adeoye is the Managing Director of AAC Consulting, the firm is one of the fastest growing GIS company in Nigeria. He studied at the University of East London and University of Westminster, London where he obtained BSc and MSc in Surveying and Mapping Sciences and Information Systems Design respectively. A Fellow of the Nigerian Institution of Surveyors, Member of the Royal Institution of Chartered Surveyors, United Kingdom and immediate Past Chairman of the Royal Institution of Chartered Surveyors – Nigeria Group.

Tony inspires innovative action, foster change and influence decision-making processes in the development of GIS in Nigeria. His many acclaimed – and best selling books include Geographic/Land Information Systems – Principles and Applications and Geographic Information Systems – Operations and Management.

CONTACT

Anthony A. Adeoye
AAC Consulting
299, Ikorodu Road,
Maryland
Lagos
NIGERIA
GSM: +2348023213408
www.aacogis.com