



Computerized Land Management Systems as a Tool for Good Governance

Anthony A. Adeoye
AAC Consulting
Lagos

Nigeria
08023213408

AAC CONSULTING @10 CELEBRATING EXCELLENCE



Outline of Presentation

- **7 Points Agenda of President Umaru Musa Yar'adua – The Servant Leader**
- **Relevance of Computerisation to Land Reforms**
- **Why Computerisation in Land Management**
- **Land Information Infrastructure**
- **Success Stories Of Computerisation In Land Management**
- **Conclusion**

AAC CONSULTING @10 CELEBRATING EXCELLENCE

7 Points Agenda of President Umaru Musa Yar'adua – The Servant Leader



1.0 Power and Energy

Adequate power supply to facilitate industrialization

3.0 Wealth Creation

Diversification of revenue base and increased production to provide jobs

5.0 Land Reforms

Review of existing land laws to ensure equitable use of the nation's land assets for socio-economic development

2.0 Food Security

Agriculture and water resources to ensure adequate food supply for local consumption and export

4.0 Transport Sector

Development of rail, road, air and water transportation to facilitate movement of persons, goods and services

AAC CONSULTING @10 CELEBRATING EXCELLENCE

6.0 Security

Adequate attention to the provision of security of lives and property

7.0 Education

Reform of the education sector to improve skills and enhance standards.



AAC CONSULTING @10 CELEBRATING EXCELLENCE

Relevance of Computerisation in Land Management



- Manual record-keeping has been in use by Land related Departments of the various Federal and State Ministry of Lands.
- The Land records in these Ministries have been expanding rapidly beyond projections.
- With this rapid expansion, manual record-keeping is becoming inefficient, time-consuming and prone to abuses.
- Several unsuccessful attempts were made in the past by various Federal and State Ministry of Lands to solve the problems.

AAC CONSULTING @10 CELEBRATING EXCELLENCE

- The attempt failed because of the gross under estimation of the gravity of the problems, the ill-defined scope of the project and lack of a strong political will on the part of the authority.

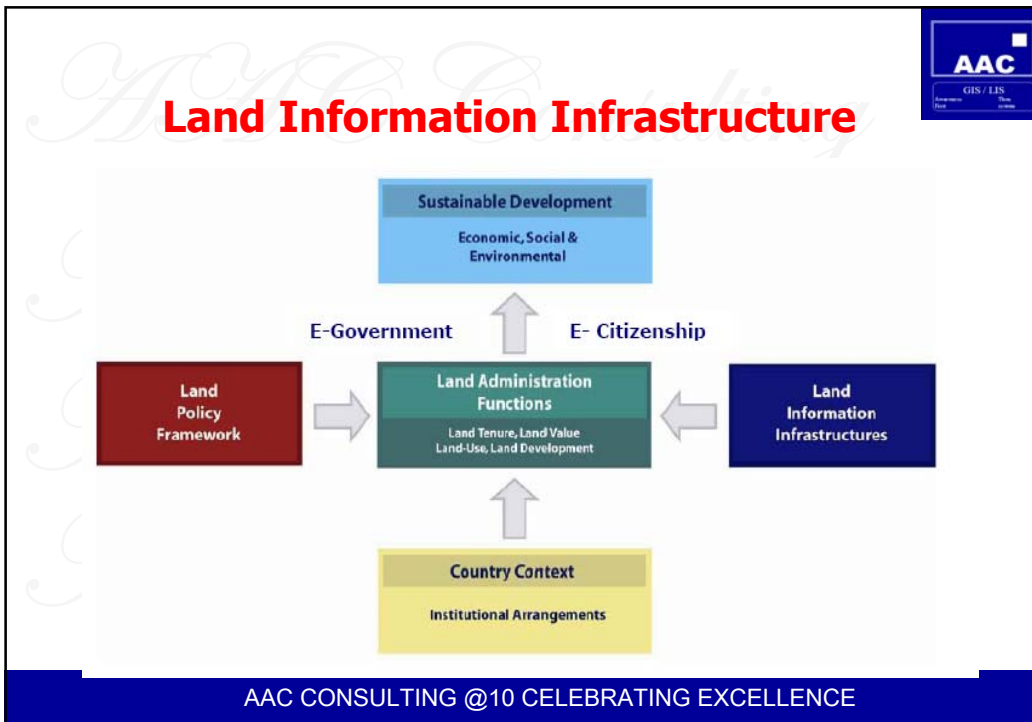


AAC CONSULTING @10 CELEBRATING EXCELLENCE

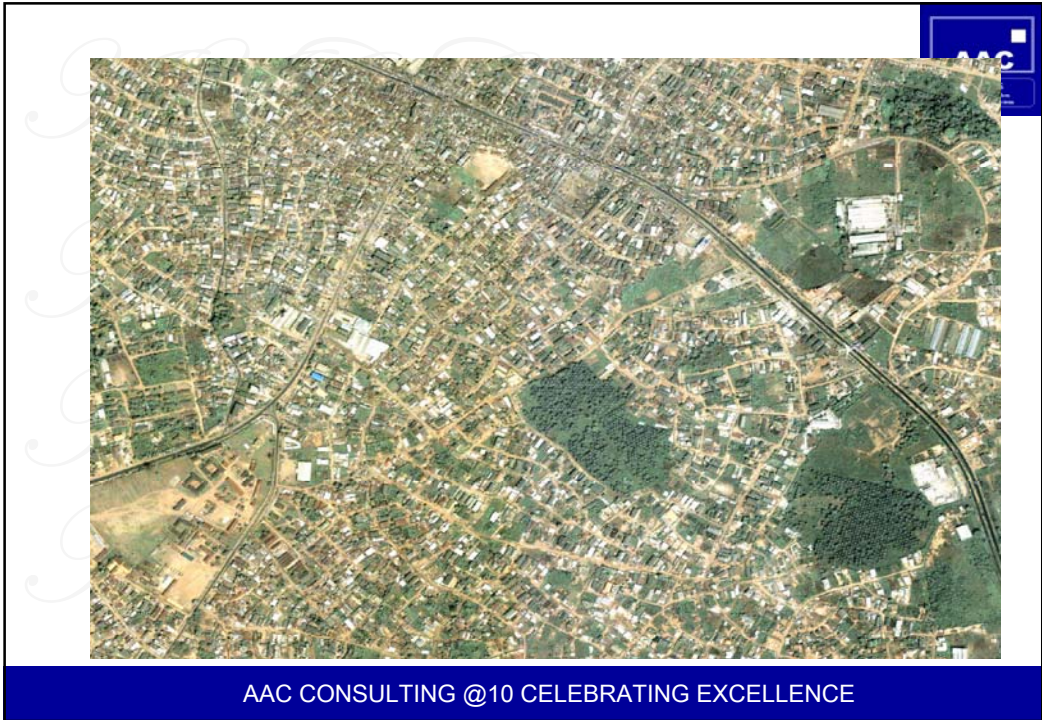
- Therefore, immediate Past President of the Federal Republic of Nigeria shortly after assuming office in 1999, directed for the computerization of all Land Operations at the Federal Level.
- The decision of the Mr. Past President was informed by: Society's changing priorities, Globalization and Information technology revolution

Why Computerisation in Land Management

- Increase in the Amount of Land Documentation Growth
- **Global Challenges**
- **Technology development**
- **Micro-economic reform**
- **Globalisation**
- **E- Government Reforms**
- **Capacity Building**



- The Land Information Infrastructure for land management includes but not limited to the following;**
- Satellite Imagery
 - GIS Hardware and Software
 - Conversion of Analogue Land records into Digital Formats
 - Institutional Development and Capacity Building
- AAC CONSULTING @10 CELEBRATING EXCELLENCE



SUCCESS STORIES OF COMPUTERISED LAND MANAGEMENT



Abuja Geographic Information Systems (AGIS)

- AGIS is the computerisation of the Land records in The Ministry of the Federal Capital Territory (MFCT).
- One of the thrust of the AGIS is to promote good governance, having identified by the Government that bad governance is one of the root causes of all evil within our societies.

AAC CONSULTING @10 CELEBRATING EXCELLENCE

- The concept of "governance" is not new. It is as old as human civilization. Simply put "governance" means: **the process of decision-making and the process by which decisions are implemented (or not implemented).**



AAC CONSULTING @10 CELEBRATING EXCELLENCE

- Consequently, AGIS as a tool for Good governance has 8 major characteristics.

- It is participatory, consensus oriented, accountable, transparent, responsive, effective and efficient, equitable and inclusive and follows the rule of law.

- It assures that corruption is minimized, the views of minorities are taken into account and that the voices of the most vulnerable in society are heard in decision-making. It is also responsive to the present and future needs of society.

AAC CONSULTING @10 CELEBRATING EXCELLENCE



- In Nigeria, the model for Computerized Land Management System is the Abuja Geographical Information System (AGIS) with projected revenues from derivable fees for the 2007 fiscal year at =N=1.5 Billion but as at June 2007, the One Billion Naira mark had been surpassed.

AAC CONSULTING @10 CELEBRATING EXCELLENCE



Federal Land Information Systems (FELIS)



- FELIS is the computerisation of the Land records in the Federal Ministry of Housing and Urban Development using GIS.
- The FELIS offers valuable improvements to land/property registration in Abuja and the following benefits are now being enjoyed:
 -


AAC CONSULTING @10 CELEBRATING EXCELLENCE

- 1. Speed of response increased
- 2. Improvement in Land Security
- 3. Reduction in the falsification of land documents
- 4. Physical reorganization/repair of land documents
- 5. Permits more secure property registration
- 6. Rationalization of Land Administration processes
- 7. Contribution to the infrastructure improvement
- 8. Increased revenues
- 9. Ability to have substantial projected income generation and the cash flow related to land properties.



AAC CONSULTING @10 CELEBRATING EXCELLENCE

AAC Consulting



- 10. FELIS provides a first class tool for advanced planning and management of lands
- 11. In general, the implementation of FELIS has boosted the country's economy.

AAC CONSULTING @10 CELEBRATING EXCELLENCE

AAC Consulting



Lagos State Wide Enterprise GIS

- The Lagos State Government has commenced comprehensive digital surveying and mapping of the whole state, which will result in the creation of the State Wide Enterprise GIS Database.

AAC CONSULTING @10 CELEBRATING EXCELLENCE



- The digital mapping/GIS project will support development programmes such as:
 - tourism promotion,
 - industrial development,
 - boundary resolution (inter and intra state),
 - property valuation and revaluation
 - effective taxation and revenue collection,
 - population and housing census operation,
 - planning of urban and rural settlements and transportation,
 - flood and erosion control, and
 - communication planning.



The on-going State Wide GIS by Lagos State Government with a total sum of =N=2.6 billion has introduced new dimension to computerisation of Land Management in Nigeria:

- (1) by increasing the awareness of the State Governors in the need to establish State Wide GIS instead of the proliferation of Departmental GIS in various States.
- (2) Lagos State Survey Department has been able to prove that the Custodian of State Wide GIS Should be in the Office of Surveyor General.

Challenges of Computerization in Land Management

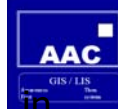


- Challenges of Computerization in Land Management will help to promote economic and social development in Nigeria. This is because **the Computerization in Land Management** has advanced from a “nice-to-have” to a **necessity** in the management of land records.

AAC CONSULTING @10 CELEBRATING EXCELLENCE

However, the challenges of Computerisation in Land Management includes but not limited to:

- Capturing and maintenance of datasets
- Land Information Resource management.
- GIS awareness for decision-making.
- Managing change in terms of organizational strategies, business processes and integration of GIS systems in land management.



AAC CONSULTING @10 CELEBRATING EXCELLENCE

- Staying informed of the external environment regarding standards, technological developments and international events concerning land information management.
- Cost recovery and land orientation
- Resistance to change of tradition
- Fear of Employees losing their jobs.
- Dependent on "Local GIS Expert"

CONCLUSION

- The development of GIS in Land Registration will imply the creation of a stronger, broader, safer and more sophisticated **Land Data Archives** with resultant effects on **Good Governance**.



**THANK YOU VERY
MUCH FOR LISTENING**



AAC CONSULTING @10 CELEBRATING EXCELLENCE