

FIG

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Helsinki Finland

29 May - 2 June 2017

Presented at the FIG Working Week 2017,
May 29 - June 2, 2017 in Helsinki, Finland

Implementation of Social Tenure Domain Model in Okpoko, Anambra State, Nigeria.

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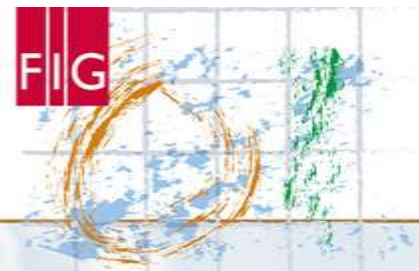


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Introduction

- Land, being the delineable area of the earth's terrestrial surface, encompassing all attributes of the biosphere immediately above or below this surface, is the ultimate resource
- It Supports Life
- It is both a physical commodity and an abstract concept in that the rights to own or use it are as much a part of the land as the objects rooted in its soil.
- Because Land is limited, its management and administration must be efficient.
- Rights over land must be protected and the individuals that possess such rights ought to possess some sense of assurance that their rights will not be taken away.
- This Sense of Assurance is known as Tenure Security.
- The chief goal of land administration therefore is to ensure tenure security.



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OKPOKO

- Located in Ogbaru LGA of Anambra State, Nigeria and lies between latitudes $6^{\circ}06'34''N$ and $6^{\circ}07'49''N$ and longitudes $6^{\circ}46'38''N$ and $6^{\circ}47'41''E$.
- Most of the lands in Okpoko are owned by individuals.
- Most of the undeveloped properties within Okpoko are occupied by squatters in temporary structures.
- As of 2007, the population density was 38.40 per sq
- Okpoko is one of the major Slums in Nigeria
- There is no organized administration system for the area.



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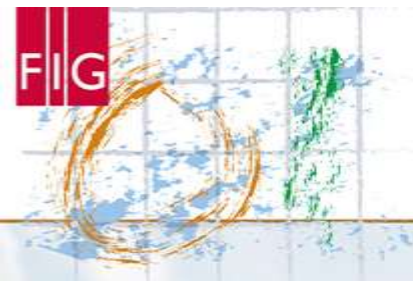


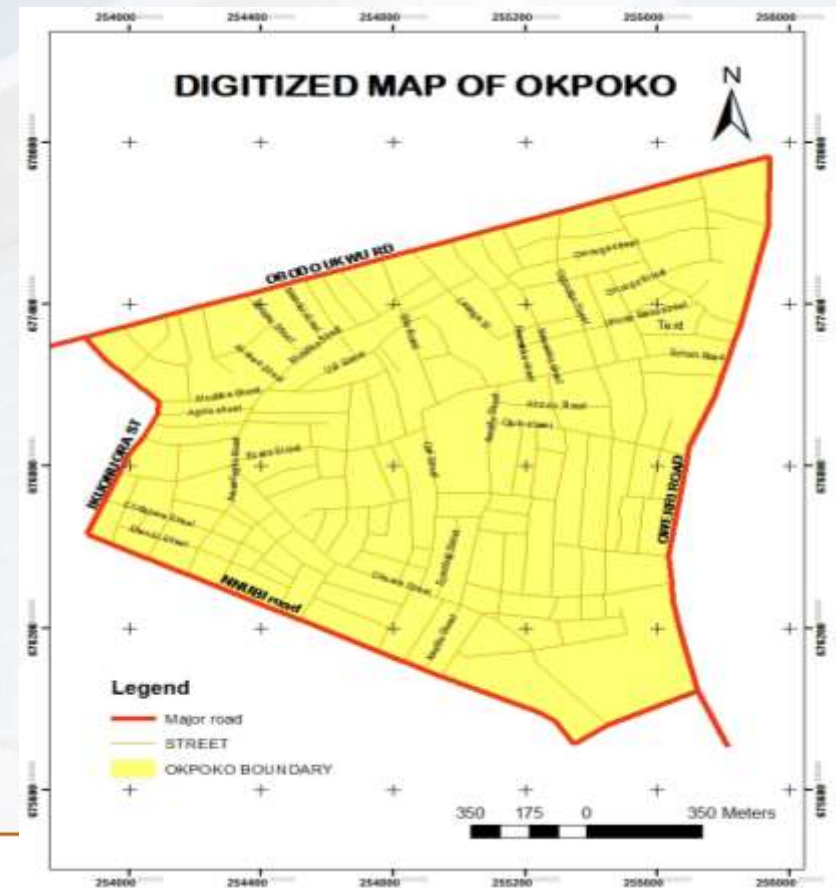
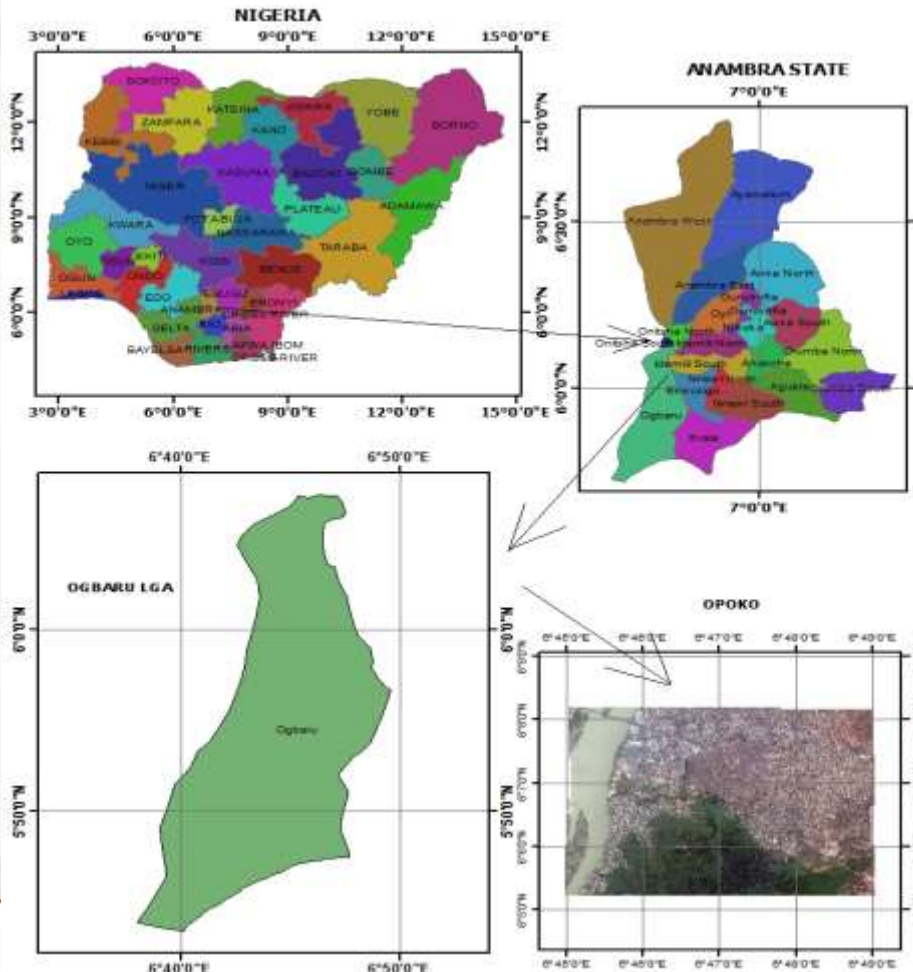
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MAP OF NIGERIA SHOWING ANAMBRA STATE'S LOCAL GOVERNMENTS AND THE PROJECT SITE



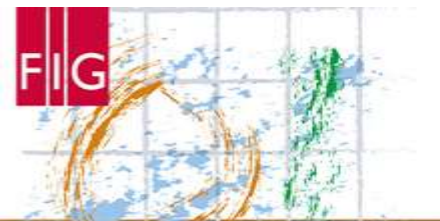


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Social Tenure Domain Model

- The Social Tenure Domain Model commonly known as STDm is a pro-poor land information system developed by UN-Habitat through GLTN, with the International Federation of Surveyors (FIG), and the Faculty of Geo-Information Science and Earth Observation at the University of Twente
- It is basically about people-land relationships
- It is intended to broaden the traditional scope of land administration by providing a land information management framework that would integrate formal, informal, and customary land systems, as well as integrate administrative and spatial components.



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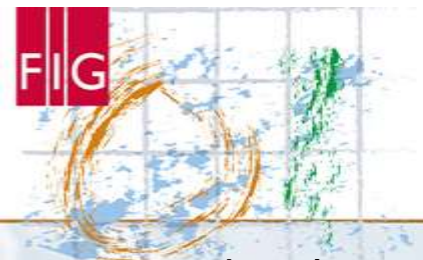


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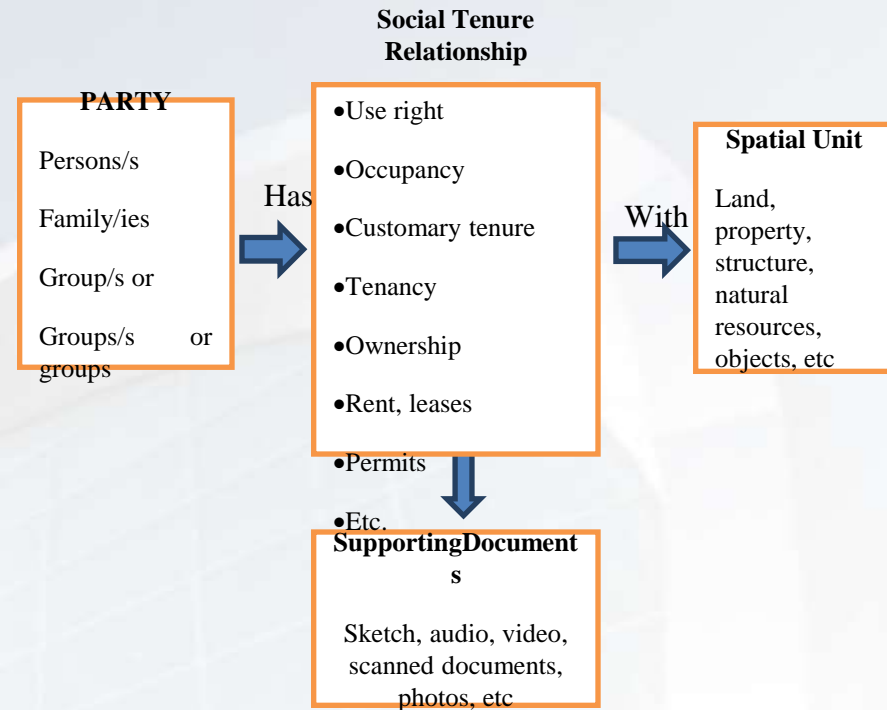
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- Land rights may be
 - formal ownership,
 - apartment right,
 - usufruct,
 - free hold,
 - lease hold, or
 - state land.

- It can also be social tenure relationships like occupation, tenancy, non-formal and informal rights, customary rights (which can be of many different types with specific names), indigenous rights, and possession. (Lemmen 2013)



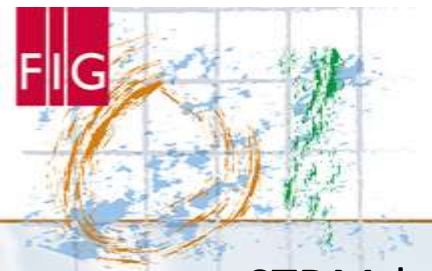


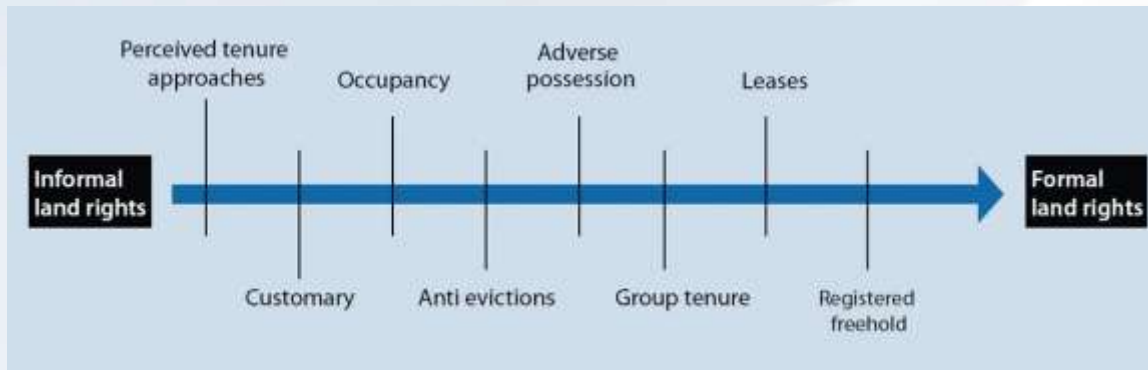
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- STDM looks beyond the rights to the people and focuses is about all people and all types of 'people – land' relationships as a continuum of rights.



- People–land relationships can be expressed in terms of persons (or parties) having social tenure relationships to spatial units.
- Instead of *owners*, it thinks in terms of *parties* that can take many forms: a group without clear set of members, a group with listed members, a company, a family or household, or even an individual person.

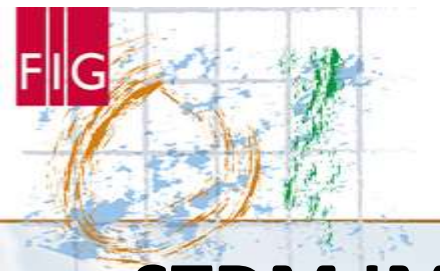


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STDM IMPLEMENTATION IN OKPOKO

- The Google Earth Image of Okpoko was acquired and added as a vector in Q-GIS and then converted to shape file (making it a Raster Layer).
- On-screen digitizing was carried out to convert features to vector format and organize the information into discrete units of data that can be separately addressed.
- In the process of digitalizing the map, buildings were represented with polygons and roads with lines.
- The buildings were coded in order not to mix them up during the database creation.



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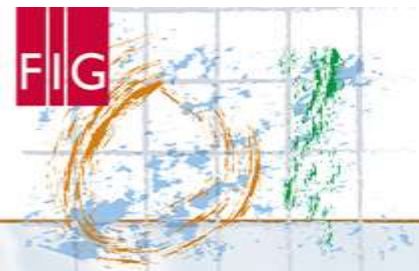


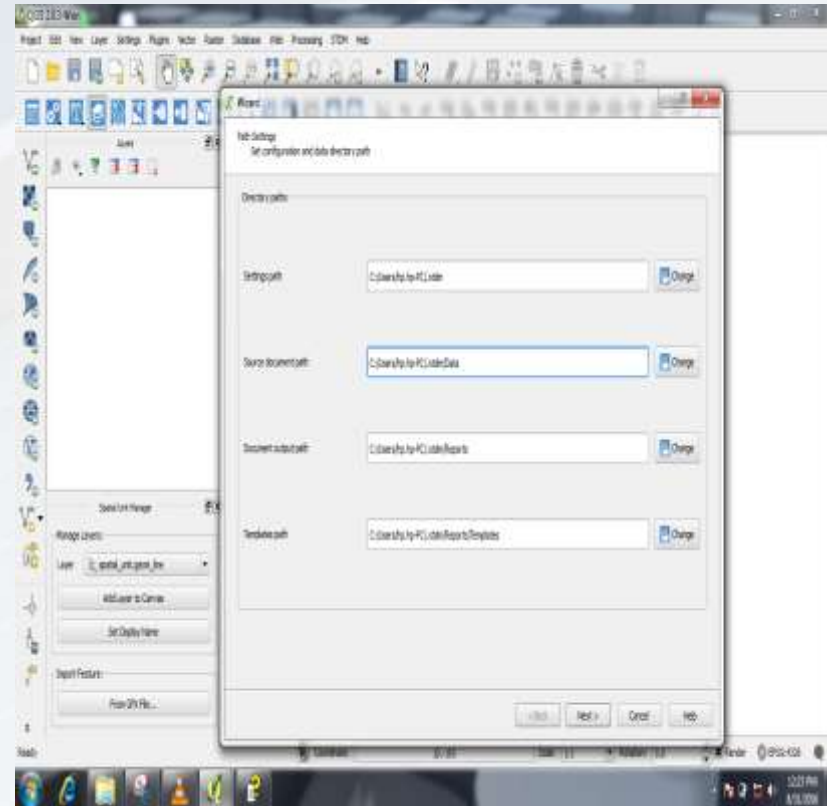
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- The answered questionnaires were used to create the database in the STDM plug-in which comes with a default setup profile that has Party, Spatial unit, Supporting document, Social Tenure Relation and social tenure supporting documents (str_relations) tables.



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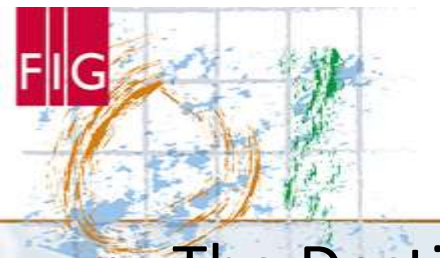


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- The Destination Table columns were then matched with the data source.
- The spatial data was imported and matched.
- The party module was then managed by adding data in party record manager, defining New Social Tenure Relationship (STR) and viewing the Social Tenure Relationship.
- Several Queries were run to test the Model
- Dummy Resident Documents (fig. 8) were generated and issued to some of the residents.
- Dummy certificates were used because the research is not government based but in the real sense, it is expected that real title documents be given to the residents/occupants.



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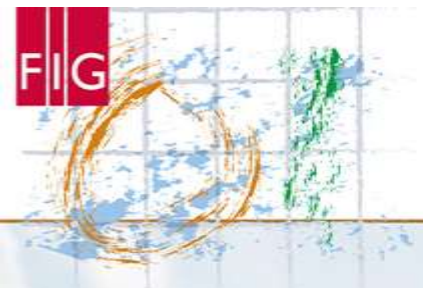


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SOME QUERRIES CONDUCTED IN THE MODEL

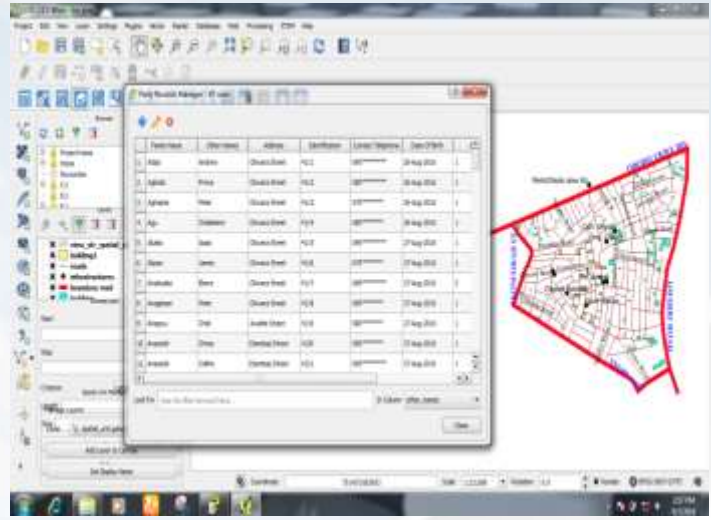


Fig 6: Querying Party Records



Fig 7: Querying Social Tenure Relationship

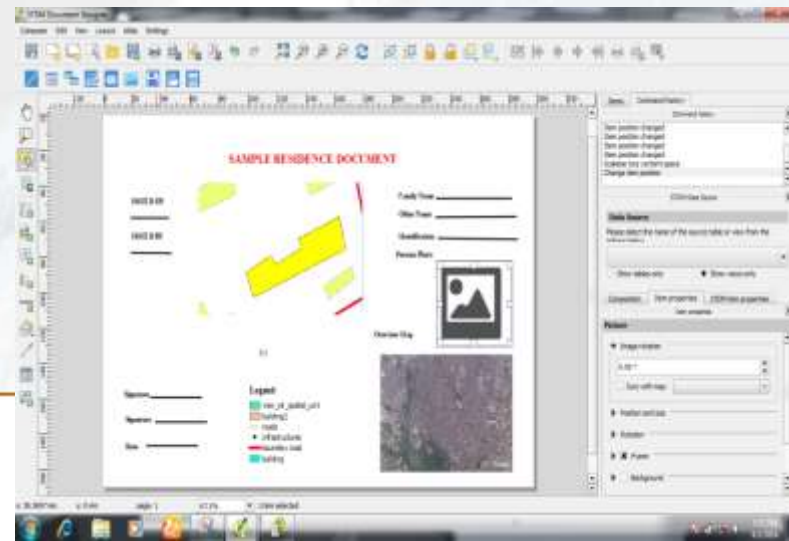


Fig 8: Dummy Residence Document





Conclusion/Recommendations

- The Social Tenure Domain Model of Okpoko has been developed.
- The security challenges in the country further made matters worse as a lot of people were not very receptive to the researchers.
- That notwithstanding, the Model proved to be successful as those that responded asked the government and appropriate authorities implement STDM to solve their problems.

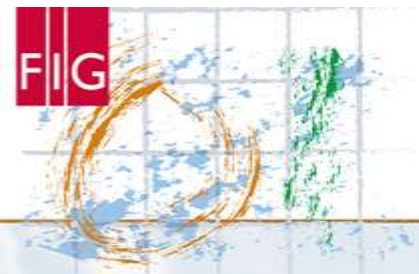


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- It is recommended that
 - That this model be adopted by the Land Ministry
 - Developers in the State and country at large, are encouraged to adopt STDM in the management of their estates
 - STDM be given a serious attention since it accommodates parties as opposed to owners, it affords land managers the ability to deal directly with every household.
 - UN-Habitat should consider partnering with the Nigerians and Nigerian government in this regards.



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