

**CADASTRAL SURVEYING AND LAND  
ADMINISTRATION IN SELECTED URBAN AREAS  
IN CROSS RIVER STATE, NIGERIA**

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### **Introduction**

- Land remains an essential and a viable asset for any meaningful development of man. Its administration and process of certification is a determinant of its optimal use.
- This vital natural resource needs to be properly managed because once mismanaged, the social and economic fabric of the state is distorted to the detriment of man and his society.
- In Nigeria and Cross River State in particular, the way and manner land ownership is structured, title to land is obtained and land documentation and transaction is carried out leaves much to be desired.

- This is due to the fact that the cadastral system and the land administration system in the state are not comprehensive
- Cadastral surveys are essential in land administration process as it helps to identify the property owner, lot number and type of land, as well as measures dimensions, area and boundaries with adjacent sites.
- Through cadastral surveys, the cadastre (the most fundamental level of information on land) is clarified, and land-transactions can be more easily conducted.
- This is not easily attainable in Cross River State, as the present system of land titling, ownership, possession and administration across the state is fraught with so much insecurity and bureaucracy that undermine its acquisition and documentation process.

### **Land use act and land administration in Nigeria**

- In Nigeria, the process of land administration and management is guided by the Land Use Act.
- The ACT was introduced to ensure that all Nigerians have easy access to land and that the “rights of all Nigerians to the land of Nigeria be asserted and preserved by law”.
- Although land administration is guided by the Land Use Act, the administration process is fraught with a number of problems; prominent among these is the lack of adequate, functional and coordinated land information system and networks (Ndukwu and Chigbu, 2012).
- It is worthy to mention here that despite the provisions of the ACT; land in Nigeria is primarily in the hands of individuals. Government only comes into the picture during the development of reserved areas or areas under government's control.

### **Methods**

- **Study area:** The study was carried out in selected urban areas of Cross River. Cross River State is one of the 36 States that make up the Federal Republic of Nigeria. It comprises eighteen (18) Local Government Areas namely Calabar Municipality, Odukpani, Akamkpa, Obubra, Ikom, Ogoja, Obudu, Akpabuyo, Yakurr, Boki, Bekwarra, Abi, Biase, Etung, Yala, Bakassi, Calabar South and Obanliku (Fig 1). The three purposively selected Local Government Areas were Calabar Municipality, Ikom Urban, Ogoja Urban representing the southern, central and northern senatorial districts of the state respectively.



**Data collection process and method of analysis**

- Purposive, systematic and simple random sampling techniques were employed. Purposive sampling technique was used to select three highly urbanized Local Government Areas in the state.
- The selected Local Government Areas were Calabar Municipality, Ikom Urban and Ogoja Urban. These Local Government Areas were also selected as a result of their rapid infrastructural development in recent times as well as the drive of the Cross River State government in bringing development to these areas.
- One hundred and twenty copies of structured questionnaire were administered to practicing and registered surveyors and land owners in Calabar Municipality, Ikom Urban, Ogoja Urban respectively.

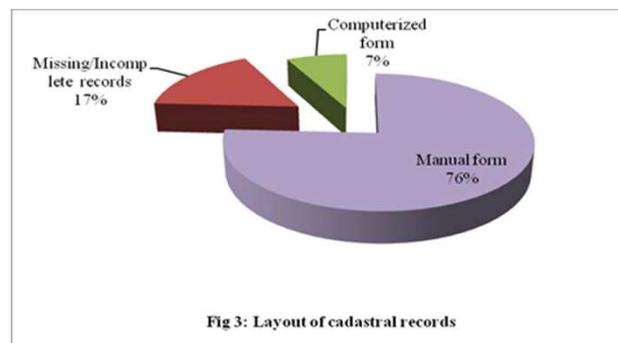
- In each area, thirty-five copies of questionnaire were administered to land owners, while five were given to practicing and registered surveyors.
- Systematic sampling technique was employed in surveying land owners, while simple random sampling technique was used to sample practicing and registered surveyors in the selected areas.
- Simple percentages, tables, charts and One-Way Analysis of Variance (ANOVA) were used to analysed the data. Statistical computation was done with the aid of statistical package for social sciences (SPSS version 17.0) software for windows.

### **Results**

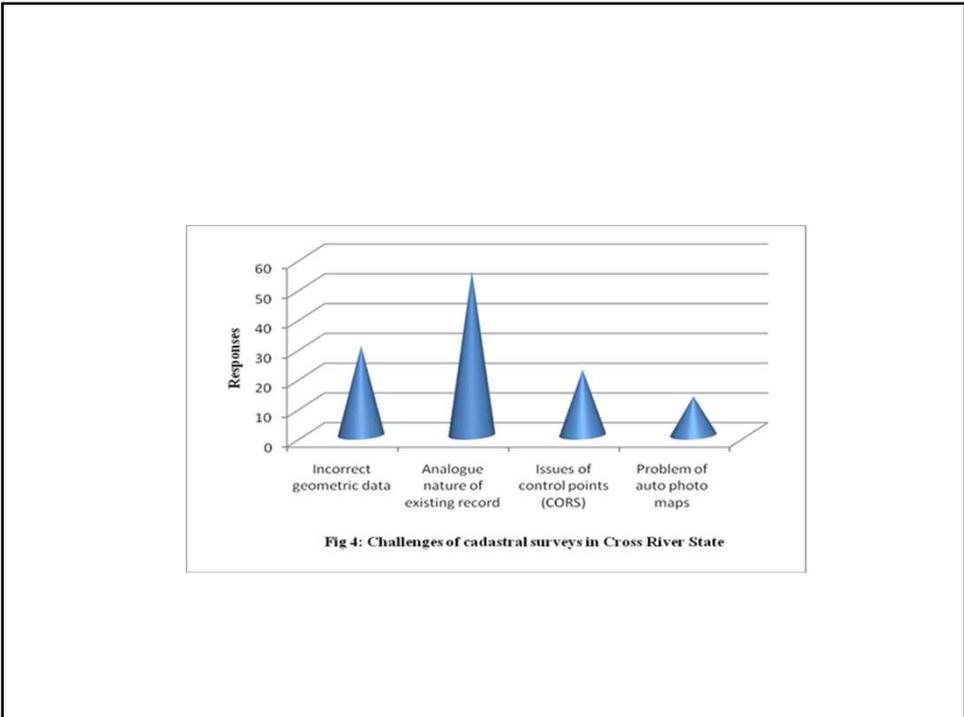
- The sex of respondents shows that 84.2% were males, while 15.8% were females. This is not surprising as lands are mostly owned by men as culture demands and the surveying profession is largely dominated by the males.
- The process of land administration includes, first, land mapping which involves geometric surveys usually done by a surveyor. The second step is land registration which is normally done after the production of a survey plan. The third process is land evaluation done by the state land registry and it is assessed on the basis of state interest, while the fourth process is land development usually handled by the state urban and town planning section.

- The result indicates that majority of the respondents (55%) were dissatisfied with the process of land administration in the state because it is characterized by bureaucratic delays and the registration process is cumbersome and time consuming process.
- The study indicates that cadastral records across Cross River State were still operated in manual forms characterized by human interface thereby delaying the timely process of map retrieval, updating and storage using convectional mapping system. This storage process hinders quick reference to be made in dealing with land conflict issues.

- The result identifies time factor and bureaucratic delays as the paramount challenges of land administration across the state. Common land registration could take months not to talk of certificate of occupancy which usually takes years for the process to be finalized. The time factor in land administration undermines the issuances of land titles to the deserved owners.
- The process of cadastral surveys and mapping is marred with gross data problem. The result indicates that incorrect geometric data (in terms of the measurement description of the boundary by the surveyor) and the analogue nature of existing survey plans including the issue of control points constituted some of the major problems inherent in cadastral surveys in the state.



Options	Frequency	Percent
Cumbersome process	20	16.7
Time factor in land registration	43	35.8
Bureaucratic delay	35	29.2
Centralized record system	7	5.8
Problem of insecurity	15	12.5
Total	120	100.0



Source of variation	Sum of Squares	df	Mean Square	F	Sig.
Between Groups	.000	2	.000	.000	1.000
Within Groups	366.000	12	30.500		
Total	366.000	14			

#### **Conclusion/Recomemendations**

- cadastral records across the state are still operated in manual forms characterized by human interface thereby delaying the timely process of land administration, surveys and ownership.
- The paper also concludes that the current process of land administration in the state is characterized by bureaucratic delays and not satisfactory to the public.
- The cadastral records in the state are not accurate and cannot be easily harmonized, and upgraded due to inconsistent survey control points, analogue storage and management; and these create a clog in the development of digital land administration system in the state.
- It is suggested that the various control networks in the state be harmonized and government to put in place an ICT enabled programme, driven by GIS, to facilitate the development of a seamless land use and administration policy across the state.

- The current practice is being greatly improved upon with the advent of the Cross River State GIS (CRGIS), which seeks to facilitate progress in land administration and cadastral survey processes. With the CRGIS, the various piecemeal controls established over time will be harmonized and common transformation parameters from one origin to the prevailing datum (WGS1984) will be obtained.
- The paper has given an x-ray of land administration and cadastral surveys in Cross River State. It reveals that the procedure is the same across the country, the only differences are found in the ways the processes are followed in respective states.

- Muchas Gracias
- Thanks for listening
- See you in Nigeria 2013