

Land Administration and Management for Economic Development

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Abstract

Land is the platform of human existence and the most basic resource without which no life can live. It serves as the foundation for the creation of the three requirements of life: food, shelter, and clothes. One of the primary aims of emerging countries is to accelerate economic growth. A country's economy must diversify to ensure the successful sustainability of existence. As a result, the article investigated land administration and management in the context of economic growth. It examined previous land administration, land governance, and land management. Different land framework approaches were also discussed. The report proposed government interference in land as a source of revenue for the economy.

Keys words: Economic Development, Land, Land administration, Land Governance, Land Management.

Introduction

One of the primary political aims of emerging countries is to accelerate economic growth. Increasing output, funding development initiatives, relieving poverty, and improving people's well-being are undoubtedly among their shared difficulties. These issues cannot be solved unless their resources are appropriately harnessed. Land is the foundation of human existence and the most basic resource without which no life can live. It is the basis of production of the three needs of life, such as food, shelter, and clothes, accounting for half to three-quarters of most nations' national wealth (Burns, 2018). It is an essential social and cultural asset, as well as a key development resource, without which no nation can exist. To different segments of society, land represents different things: to the rich, it is a store of wealth; to the poor, it is a source of social security; to the household, it is the single largest investment; to the firm, it is principal collateral to obtain capital; and to the government, it is a base to provide infrastructure and to support administrative needs.

Land policy determines the allocation and use of land, which has been described as the laws controlling access to land and the distribution of land benefits (Deininger, 2003). It consists of complicated socioeconomic and legal prescriptions that govern the distribution of land and land-related benefits (UNECE, 1996:58). Land administration is responsible for putting land management actions into action. Land administration, as defined by UNECE (2004), is the process of determining, documenting, and disseminating information on land ownership, value, and usage when executing land management policies. The land administration's duty is to build

an acceptable foundation for land management operations and to organize such efforts. It is therefore a process and an instrument for the government to provide security of tenure, regulate the land market, execute land reform, preserve the environment, charge taxes, and so on, while also serving the unique development requirements of her population (Adeniran, 2013). Land administration is a component of the infrastructure that enables effective land management. It bridges the gap between land policy and land management. It is consequently difficult to achieve effective land management outcomes or successfully execute land policy if the land administration system is not working correctly (Maasikamäe, 2007).

The land administration system serves as the foundation for the execution of land policies and land management plans in support of sustainable development. Institutional structures, legal frameworks, processes, standards, land information, management, and dissemination systems, and technology necessary to support allocation, land markets, valuation, and regulation of use and development of interest in land are all part of the infrastructure. Odeengbe (2016).

Literature Review

Land management will be effective if the system's services are adequate, accessible, predictable, and dependable (Hilhorst 2008). An successful Land Administration System should incorporate capacity training, institutional growth, and social interactions, as well as an emphasis on users rather than just providers of land administration services. The following are some of the advantages of using good governance in land administration (FAO 2007):

- **Economic growth and opportunity:** Implementing an easy-to-use customer-oriented land registration system increases the protection of property rights while also offering incentives for investment and the development of financial markets.
- **Properly managed state-owned land:** State-owned lands are assigned publicly under competent land management. Governments also keep accurate records and establish clear policy objectives for state land management, ensuring that residents have equal land use rights, customary rights, or resource rights.
- **Property taxation and land valuation:** Local governments rely heavily on property taxes for revenue. Having a transparent and accountable framework in place for the administration of such levies helps the state to reap the benefits of land taxation and establish better land use plans.
- **Land use planning:** Land use planning policies and practices are important drivers of land value. Transparent state land management helps safeguard the environment from improper conversion of agricultural land for urban use in the event of agricultural development.

Land administration is thus the process of determining, recording and disseminating information about the tenure, value and use of land in implementing land management policies.

Land administration system can support sustainable development through implementation of land policies and land management strategies (UN-GGIM 2015). As defined by Enemark (2009), the four administrative functions are:

- a. Land tenure: the process of assigning and securing land through the use of cadastral mapping and identifying the borders of parcels of land, as well as the transfer of property or usage from one party to another.
- b. Land use: the regulation of land use at the national, regional, and local levels through the adoption of planning policies and land use regulations.
- c. Land valuation: Land valuation must be linked to the computation and collection of revenue through taxation.
- d. Land development: processes and institutions connected to the construction of new infrastructure and utilities, construction planning, public purchase of land, and building land use licenses must be effectively executed.

Characteristics of Land Administration System that Promotes National Development

A land management system must have certain features before it can function as a catalyst for national growth. Some of the characteristics identified by Zakout, Wehrmann, and Torhonen (2007) are discussed further below:

- (i) **Efficiency:** Any land administration activity should be carried out in a short and simple manner. In Ethiopia, for example, registering property takes one day.
- (ii) **Effectiveness:** The efficiency of LAS is dependent on capacity development, financial support, and broader socio-political factors.
- (iii) **Transparency, consistency and predictability:** A transparent recruitment of workers and clear service standards, including the cost of services, are required for a LAS to function properly and contribute to national development.
- (iv) **Integrity and accountability:** Accountability in LAS can be improved through the implementation of uniform service standards that are monitored, code of conduct for staff as well as mechanisms for sanction and incentives.
- (v) **Legal Security and Rule of Law:** To safeguard property rights, a good LAS requires a uniform and comprehensive legal framework, a fair and transparent judiciary, and a broad predominance of the rule of law.

Principles of Good Land Governance

A well-managed process is required to achieve good governance in a society. Governments become accountable to citizens and are obligated to follow the rules and regulations when individuals engage in decision making. A similar procedure implies that government is well-managed, inclusive, and achieves the desired results (Doeveren 2011). According to FAO (2007), effective governance in land administration entails more participatory and transparent procedures and attempts to preserve persons' and businesses' property rights based on a set of

universally accepted values. These values, as outlined below, may be put into action through equality, efficiency, openness and accountability, public engagement, and security.

- **Efficient land registration:** Land registration should be straightforward, efficient, and effective. Policy should be developed, enacted, and presented to society in a timely and efficient way.
- **Equity:** Land administration services should not favor one group or individual over another, regardless of gender, race, religion, age, or political affiliation.
- **Accountability:** Land administration agencies must demonstrate accountability by responding to inquiries and presenting proof of their activities and duties. They should be audited independently and regularly disclose their financial statements and performance data.
- **Transparency:** Land information should be freely accessible while maintaining privacy. It should be made clear whose entity is in charge of land management (national, regional, or municipal government) and has the authority to produce money from that land. Citizens should be able to discuss and seek solutions to any concerns they have regarding land use and land tax assessment.
- **Public participation:** Citizens should be allowed to engage in land-related policy through elected officials or civil society, with no restrictions on their right to free expression and association.
- **Security:** To preserve property rights, good governance in land administration necessitates a consistent and comprehensive legal framework, a fair and transparent court, and the broad presence of the rule of law.

Land Titling In Nigeria

The Land Registration Act (1924) defines titling as "an act that perfects a registrable instrument through a process by which a document which affects land whereby one party thereto, known as the grantor, confers, transfers, limits, charges, or extinguishes any right, title, or interest in land in favour of another party, known as the grantee." The outcomes of such land title activities manifest in the dimensions of issuance of certificate of purchase, deed of assignment, power of attorney as it relates to interest in land, deed of mortgage, instrument creating equitable mortgage is registered as an estate contract, and so on, but do not include a will.

It is thus important to emphasize that Estate Surveyors and Valuers who are engaged as Land Officers pursuant to section 2(3)(a) of the Land Use Act, 1978 specify that, for not less than two persons who are in possession of qualifications that have been so approved for appointment to the public service as Estate Surveyors and Valuers and / or Land Officers; and who have had such qualifications for not less than five years; as members of the Land Use and Allocation C Thus, due to the need for Estate Surveyors and Valuers who are Land Officers to

process and prepare land titling documents using Title / Land Registration Laws as domesticated and possibly amended by all states within Nigeria:

Framework of Land Use Act on Land Management

The Act tackles four critical concerns stemming from Nigeria's prior land tenure regimes. These include a lack of consistency in the laws governing land use and ownership; uncontrolled speculation in urban land; equal legal access to land rights by Nigerians; and fragmentation of rural lands caused by the application of traditional principles of inheritance and/or population growth and the resulting pressure on land. It addresses these concerns by three interconnected strategies: the vesting of proprietary rights in land in the State, the granting of rights in land to persons, and the employment of an administrative structure rather than market forces in the distribution of rights in land.

In place of the formerly unconstrained property rights, the Land Use Act established a right of occupation system. It vests all lands within a state in the governor, but it also established a two-tier administration system, one at the state governor level and the other at the local government level.

The National Council of States has the authority to issue rules to carry out the Act in some broad sense. Aside from sharing regulatory powers with the Council, the governor is expected to share land administration in the state with local government, with the assistance of advisory administrative committees established by the authority. The Land Use and Allocation Committee will advise the governor, while the Land Allocation Advisory Committee will advise local governments.

Land administration and management as a tool for Economic development

Though the intellectual roots of the discipline in the management of people-to-land relationships and the specialized tool of surveying are much older (Williamson et al., 2010:71), land administration as a discipline gained popularity after the publication of Land Administration Guidelines in 1996 (UNECE, 1996). The conceptualization of this field was aided by the writings of numerous academics, researchers, and reports of international organizations and academic institutions, as well as conference presentations. Williamson et al. (2010) conceive the current theory of land administration and include perspectives articulated in previous work. The land management paradigm, which states that good design of land management components and these will lead to sustainable development, is the foundation of their philosophy. They contend that the land management paradigm enables the construction of systems capable of carrying out the main activities of land administration in order to realize the objective of sustainable development.

The form of land management organizations varies among nations, and institutional structures may evolve over time to include new policies and land management activities to support sustainable development in these contexts. According to Enemark et al. (2005:52):

“The organisational structures for land management differ widely between countries and regions throughout the world, and reflect local cultural and judicial settings. The institutional arrangements may change over time to better support the implementation of land policies and good governance. Within this country context, land management activities may be described by three components: land policy, land information infrastructure, and land administration functions in support of sustainable development.”

As a result, appropriate design of land policy, land information infrastructure, and land administration activities such as land tenure, land valuation, land use, and land development, among others, contributes to sustainable development.

Sustainable development policies include three equally important pillars: protecting the natural environment, improving the social situation of the poor, and combating poverty, which are often referred to as the environmental, social, and economic aspects of sustainable development (Steudler, 2004).

Conclusion

The research finds that efficient land management and strong land governance will result in positive economic resources. Land tenure, land use planning, land taxes, and land development are all important tools for promoting the land economy. Land management operations should be efficient for land administration. Accountability, openness, and public engagement also contribute to appropriate land governance for economic growth.

Recommendations

The research advised that the government intervene quickly in land as a source of money for the economy. In order to diversify the economy to land and landed resources, the land administration authority should further execute the land management act at the state level.

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