Land Based Taxation: A Robust Instrument for Funding Nigeria's Public Infrastructure

Esv. Muktar Usman Alhaji, Esv. Hussaini Alhassan Funtua, Esv. Babagana Bukar Ibrahim Babangida and Salisu Abdu

Department of Estate Management, School of Environmental Studies, Federal Polytechnic P.M.B. 1006, Damaturu, Yobe State:

Corresponding author: muktar1717.mua@gmail.com Phone No: +2348036508045

Abstract

The significance of land based taxation as a robust instrument to national development can never be over-emphasized. This is evidenced in all ramifications as it is the key or bedrock mechanism in which infrastructural development in a particular nation, be it at the Federal, State or Local Government levels emanates fostering and shaping the lives of its citizenry. The insufficient provision of infrastructural facilities also serves as an obstacle to Nigeria's progress. Considering the high rates of urbanisation, growth and service consumption. Low investment and inadequate funds exacerbate the nation's infrastructure deficit. This research work examines Nigeria's potential for land-based taxation. The whole literature review on the topic was used in the study. The study's conclusions highlight the numerous difficulties governments face when implementing land-based taxes, as well as the opportunities these levies present for investigation by both community and government.

Key words: *Land, Taxation, Land Based taxes, Funding, Infrastructure, Nigeria.*

Introduction

Finance for the implementation of their several development programs and the fulfillment of their legal obligations is one of the biggest issues facing governments in developing nations (Alao, 2020; Folarin, 2020; Mabe & Kuusaana, 2016). For one reason or another, the current traditional sources of funding—internal, external, and loan—are insufficient to meet the demands of governance (Kanwai & Kuzayet, 2020). Given this, it is necessary to evaluate the current revenue streams and explore other solutions. Increasing the effectiveness of managing the potentials and administering land-based taxes is one of these approaches (Kanwai & Kuzayet, 2020). It is impossible to overstate Nigeria's lack of infrastructure, or what Gandy (2005) initially referred to as "infrastructure collapse" but subsequently referred to as "infrastructure crisis" (Gandy, 2006). It is a significant obstacle to Nigeria's progress. Taking into account the unparalleled surge in urban expansion, urbanization, and the transition towards increased service consumption. Low investment and inadequate funds exacerbate the nation's infrastructure deficit. In fact, it's anticipated that Nigeria would need to spend over $11 trillion to close the infrastructure gap in the key economic sectors (thisdaylive, 2022). In light of this, it's critical to understand that providing infrastructure is characterized by a significant capital expenditure, a protracted maturity period, a rate of return, and a high degree of risk. Although this funding requirement presents a difficulty, the Nigerian government has a number of policy alternatives that may lead to the discovery of new funding sources. One of these funding sources is the taxing of land. Because of this, the government must utilize land-based taxes in addition to other available options to fund the nation's public infrastructure. It's widely accepted that land-based taxes, when appropriately tapped into and handled by governments, have the potential to improve and fortify Nigeria's overall revenue structure (Alao, 2020). In this essay, I attempted to highlight the strength and efficiency of land-based taxes as a revenue source that may be used by national governments to fund public infrastructure. The research is geared towards identifying the potentials of land based taxes in financing public projects in Nigeria.

LITERATURE REVIEW

Concept of Infrastructure

The physical framework of buildings used to provide the general public with goods and services is commonly referred to as infrastructure (Dabara, Ankeli, Guyima, & Oyediran, 2015). A vast range of services, including energy, water supply, roadways, sewage disposal, telecommunication, agricultural, medical, and educational facilities, are included in the infrastructure sector. Here are some ways that infrastructure might support sustainable development:

1. Lowering transaction costs and promoting both domestic and international trade flows
2. Giving economic actors—individuals, businesses, and governments—the ability to adapt to changing demands in various contexts
3. Bringing down input prices for entrepreneurs or increasing the profitability of already-existing firms
4. Generating jobs, especially in the public sector (as a social safety net and as a countercyclical measure during recessions
5. Boosting human capital, for instance, by making schools and health facilities more accessible; and
6. Enhanced living circumstances, enhanced health, and decreased susceptibility of the impoverished are all associated with better environmental conditions (Dabara, Ankeli, Guyima, & Oyediran, 2015).

Concept of Tax

According to Oyegbile (1996), a tax is "a compulsory levy paid by the citizens of a country, state, or community to a constituted authority for the support and promotion of specific objectives of the government." This is our comprehensive definition of the term tax. From the definition, we can determine what constitutes a tax, which is defined as a sum of money paid, unless there is an exemption or relief, which means that all individuals or corporations are required to pay; it is paid to an authority that has been established; and the amount paid is for a clearly defined public purpose. There are different tax classes, and they are categorized primarily in three ways: structure, incidence, and base: **According to structure.** In compliance with the effective rate structure, this is done. Finding the rate structure's proportionality, progressiveness, or regressiveness allows for this. The way that taxes and net income are related distinguishes these two. Regardless of the amount of income, proportional tax applies when the ratio of tax burden to net income stays constant. A progressive tax system is one in which the tax due as a percentage of net income rises as net income does. Furthermore, regressive taxation occurs when the tax liability to net income ratio falls as income rises. **According to incidence**. This is defined based on who is really responsible for paying the taxes. As a result, incidence is evaluated in relation to both direct and indirect taxes. A taxable adult or corporation that pays the tax due in full and without assigning it to a third party is subject to direct taxation. Additionally, an adult or corporation that is subject to taxation is assessed an indirect tax; as a result, the tax burden is transferred to another party. **According to base.** According to the topic of this study, this is the physical unit used to calculate the tax amount (Oyegbile, 1996). There are components to a tax, and they need to be specified. The tax base, tax object, and tax rate are recognized as the three constituents.

(i) The physical unit used to calculate the tax amount is known as the tax base. It could be the weight, volume and/or value of the object to be taxed. In the event that the unit is put to use, the Estate Surveyor and Valuer (ESV) is called upon to ascertain the capital value or, in the case of the tenement rate, the annual value.

(ii) The actual thing that a tax is levied against, in this case land, is called the tax object.

(iii) According to Olusegun (2003), the tax rate is the amount, percentage, or proportion of the tax relative to the taxable value of the item that is subject to taxation. As can be seen from the above, taxation is made more persuasive and simpler since the tax object indicates what is subject to taxation, the tax base specifies the unit of measurement, and the tax rate specifies the percentage of the unit to be paid in taxes.

Objectives of Taxation

There are many different tax goals that governments strive to achieve in order to satisfy the desires and ambitions of their constituents, according to tax specialists. Here are a few quick mentions of the most prevalent taxation goals found in the literature: 1. **Revenue generation**. This is one important purpose of taxation. It meant as the source available to governments fund its budgets. This is more so when the governments are confronted with difficulty of shrinking income base to achieve government development objectives. **2. Social justice**. This is promoted as a tax goal in the sense that the returns from the use of natural resources should be distributed to the general public.**3. Redistribution of wealth/income** .This is a strategy for accomplishing the government's goals of lowering poverty and advancing social welfare in the community. **4. Stimulation of**

production. This could be accomplished through taxing using a variety of strategies developed at various points in time by the governments. **5. Achievement of government economic objectives**

This is used in situations where it is necessary to use taxes as a tool to achieve certain economic goals (Mabe & Kuusaana, 2016).

Principles of Taxation

Scholars praise the tax principles that Adam Smiths outlined in his book "An Inguiry into the Wealth of a Nation" as the benchmark for a fair tax system. These are identified as equality, economy, clarity, and convenience. **1. Equity principle.** This suggests that taxpayers should pay taxes in accordance with the income they each receive while being protected by the government. Here, the idea is implemented using two strategies: the ability to pay and the benefit obtained. Benefit received is a symbol for the idea that taxes should be paid in proportion to the advantages that an individual receives from products and services supplied by the government. The two dimensions of ability to pay are as follows: vertical equity requires taxpayers with more capacity to pay more, while horizontal equity requires taxpayers with equal capacity to contribute in equal quantities. **2**. **Certainty principle**. This implies that the amount of tax that must be paid must be fixed and not discretionary. Put another way, the taxpayer should be informed in advance of the date, time, location, mode, and amount of payment. **3. Convenience principle.** This stipulates that all taxes must be imposed at a time and in a manner that is most convenient for the taxpayers.

4. **Economy principle.** This means that a tax's expenses shouldn't account for an excessively large share of its revenue (Oyegbile, 1996).

Criteria of a Good Tax

Because of this, economists established the following standards for a successful and efficient tax:

1. Progressive as opposed to regressive, meaning that it is designed and implemented to minimize negative effects, especially on vulnerable populations or individual taxpayers.
2. Straightforward and handy for the taxpayer to remit, and simple and easy for the taxation body to collect.
3. Including as few limitations or exclusions as feasible.
4. Simple to comprehend, with observable vertical and horizontal equity
5. Favours long-term investments over speculative gains that are made temporarily.
6. Possesses few adverse downstream effects; in particular, a tax shouldn't impede the achievement of favourable economic goals like long-term investment, job creation, exports, or output (Kaplow, 2008).

Concept of Land Based Taxation

Concept of Land

There are various definitions for the concept of land. Ire-Okoli (2020) cites the Laws of the United States of America, which define "any found soil or earth whatsoever as meadows, pastures, woods, waters, marshes and furze and heath," as the definition I will use in this essay. Due to its infinite extent both above and downwards, land is legally defined as all erected or standing dwellings, other buildings, and anything that is directly in line with the earth's center, such as mines, metals, and fossils." Land-based taxes exclusively refer to real property taxes, or taxes that are mostly levied on land and buildings. In this context, "real property" refers to both land and structures that are permanently built upon or connected to it. Due to its obviousness, inelastic nature, and immovability, this tax is unlike any other. Property tax is defined as "a compulsory levy imposed by a taxing authority which is based on the value of property or transactions" by Kanwai and Kuzayet (2020, p. 319). It is called "ad volerem" in Latin, which means according to value. The taxation body in the jurisdiction where the property is situated imposes it. The agencies authorized by the constitution to collect taxes on behalf of the federal, state, or municipal governments may be the taxation authority. To put it another way, property tax is an annual charge levied on the ownership or use of immovable property, such as buildings and/or land, depending on its assessed value (Mabe & Kuusaana, 2016). Land as a factor of production has qualities that make it appropriate for use as a government tax base. The following list identifies the properties of land.

1. Since land is immovable, it is simple to identify and collect taxes from it.
2. Due to its longevity and indestructibility, land makes an excellent tax base.
3. Since land is fixed in an immovable location, the tax that will be assessed and collected can be decided upon in advance.
4. Land value appreciation refers to the ongoing growth in the amount that can be extracted from land over time.
5. Since land is heterogeneous, taxes can be arranged in accordance with differences in the land's physical characteristics in connection to accumulated values (Okunola, Ankeli, Lukuman, & Odewande, 2020). On this note, the following are considered as types of land-based taxes in Nigeria

- Land rates (Ground rates)
- Land value tax
- Road tax
- Neighbourthood improvement levy
- Tenement rate
- Split rate property tax
- Community security levy (or communal policing charge)
- Development levy
- Waste management charge and Environmental pollution charge
- Withholding tax
- Value added tax
- Building approval
- Estate development charge
- Inheritance tax/ Capital transfer tax
- Capital gain tax
- Betterment tax
- Others Oyedele, 2017)

Classifications of Land Based Taxes

Table 1 displays the many classifications of land-based practices under various names and categories, as reported by Olusegun (2002, pp. 217–218). The current classifications demonstrate that four distinct activities—land development, transactions, leasing, and holding a subject to various taxes at varying rates.

Table 1: Showing different classifications of land-based taxes practices into different categories and under different names.

Ofori	Balogun	Ifediora
Acquisition Taxes -Stamp duty - Estate duty - Inheritance tax -Gift tax - Title organisation fees - Building permit fees - Planning permit fees Building taxes -Rent	**Disposing land** -Capital gain tax -Stamp duty ad valorem - Governor's consernt - Registration fees Value added tax **Land held as a trading stock.** -Income tax (company and individual) Value added tax	**Landed property incomes -** Income tax e.g. withholding tax Turnover tax- Property companies **Taxation on property ownership** -Property rate -Site value rate -Planning rate -Betterment charge levy
Income tax Property rate Wealth tax Realisation tax Capital gain tax	Stamp duty Governor's consent fee Registration	(Capital Developing levy) Sanitation rate **Taxation of capital** Capital gains tax Capital transfer tax Estate duty/Probate tax **Succession/inheritance taxes** - Capital transfer tax - Inheritance tax -Gift tax - Estate duty/probate fee **Documentary taxes** Stamp duties on land documents Registration and other fees on land instruments Consent fee Rent control /restriction Development land charges Ground rent by holders of state lands

State of Infrastructure in Nigeria

Gandy (2006) gives the following description of Lagos's infrastructure, which applies to the majority of Nigerian cities as well. "...violent crime has become a regular part of daily life, the city has lost most of its street lighting, its run-down road system has become incredibly congested, and many symbols of civic culture, like libraries and movie theaters, have largely disappeared". There is hardly any sewerage in the city, and a lack of access to clean drinking water is the cause of at least two thirds of childhood illnesses. More than half of the city's residences regularly flood during heavy rains, and a third of households have to deal with knee-deep water inside their homes. Since the deindustrialization and economic instability of the 1980s, export earnings from manufactured goods have dropped drastically, and average daily incomes of less than $1 are now, in real terms, lower than they were in the 1960s (p. 372). Only 10% of homes in the Lagos metropolitan area were directly connected to the municipal water system, with the remainder of the city depending on shared taps, standpipes, wells, and dirty creeks due to the inadequate investment in water and sanitation facilities. (P. 378). "As for the city's sewer system, the situation was even worse with the complete absence of any functional system at all" (p.378). However, the city saw a severe and quickening industrial collapse starting in the middle of the 1970s, which was characterized by sharp rises in unemployment and poverty as well as a decrease in real incomes. The majority of businesses had to spend more than 20% of their capital on supplying their own sources of energy, water, and other necessities as the infrastructure supporting the city's industrial base remained so inadequate (p. 381).

Challenges Facing Land Based Taxation in Nigeria

Database.

A diverse land database is the reason for the success of land-based taxation, especially in developed nations. Because of this, the majority of the time, the ability to assess, levy, and enforce land-based taxes depends on the availability of spatial databases covering different aspects of the property that serve as the basis for the tax. Information on land, such as specifics about the site, ownership information, and market transactions, are available in this database. When combined, these provide a problem for the assessment and collection of land-based taxes. In Nigeria, these databases are not easily accessible (Kanwai & Kuzayet, 2020). In contrast to wealthy nations, where tax assessors can be guided by spatial data, this is not the situation in Nigeria. The land information system has problems. The information regarding land-based assets is either insufficient or nonexistent. The owners' bad record-keeping makes it challenging to obtain information from them. This led to the assessment of land-based taxes being viewed as arbitrary (Udechukwu, 2016). He bemoaned further that "justice is not served when property assessments are simply raised annually by a common factor (Udechukwu, 2016, p. 255)." Therefore, in order to address the issue of an inadequate land database, a robust cadastral survey is required. Government resources must be committed, as well as a strong political will.

Insecurity.

There has been a nationwide upsurge in insecurity in recent decades. These have had a pronouncedly detrimental impact on the nation's land market. According to Adebowale (2020), owners of real estate are listing their properties for sale, and the majority of investment proposals are canceled. Yobe, Adamawa, Borno, Katsina, Kaduna, and Kano have up to 30% vacancy rates.

High cost of building construction.

The high cost of building construction in the nation is delaying investments in land-based ventures. This can be attributed to high building material costs, high labor costs for experienced workers, and expenses related to subpar roads and other infrastructure.

Issues of mortgage finance.

The glaring lack of mortgage finance in the nation has an impact on land investments. Adebowale (2020) estimated, based on CBN data, that only approximately 5% of Nigeria's 13.7 million housing units are funded with a mortgage, that the mortgage debt to GDP ratio is just approximately 1%, and that mortgage loans make up less than 1% of all the assets of commercial banks.

Poor and expensive land and property registration.

The country's use of customary titles for land ownership is a notable characteristic. A large portion of the nation's statutory land titles are out of date in terms of registration and transaction information. This can be attributed to the costly, time-consuming, and complicated land registration process in the nation.

Professional staffing of taxing authorities.

The majority of Nigeria's taxing agencies struggle with a crippling lack of professional staff. For instance, the Kano Board of Internal Revenue does not employ any competent Estate Valuers. In a similar vein, there are no certified Estate Surveyors and Valuers working for the nation's local government rating agencies, which are in charge of collecting tenement rates. The majority of the nation's states experienced a scarcity of technical and other support personnel, which is necessary for effective land-based administration.

Corruption.

In the context of national fiscal management, misappropriation and improper use of tax funds are persistent concerns. Taxpayers indicated reluctance and eagerness to pay due to the frequently evident lack of hard proof that their money is being used for the proper national development. This expresses a very evident and profound dissatisfaction with paying taxes without showing any consideration for the social and infrastructure advancements in their different regions. For example, Ogbuefi (2004) demonstrates how the individual local administrations' subpar performance in the case study locations in the southeast of Nigeria was the reason for the residents' unwillingness to pay property rates. This discovery arouses citizens' outrage over the corruption that perverts government and how it is the primary cause of the state's incapacity to provide taxpaying communities with appropriate services in return. It also emphasizes the implications of making a clear appeal for citizens to refuse to pay taxes to the government when the latter is unable or unwilling to use the money it receives to enhance the lives of its constituents. Furthermore, a lot of people try to avoid paying taxes since they recognize that grand corruption is essentially a contributing factor to the issue (Toye & Moore, 1998). In fact, it seems that the country's widespread great corruption and poor social and infrastructure services are what contribute to the suffering and annoyance of Nigeria's populace.

Multiple taxation.

Multiple taxing on land-based taxes has proven to be an unsettling problem. Certain governments disregard the aforementioned tax standards in their pursuit of money by introducing and enforcing various land-based levies. The Lagos State Land Use Charge Law of 2001 is acknowledged to have attempted to address the problem of double taxes, albeit in an ineffective manner (Ogbuefi, 2004). Nigerian property ratings are based on ownership, as opposed to occupiers in Britain. The income tax legislation requires this property owner to pay income tax as well. As a result of repeated taxing, this is what many informed taxpayers view as an exploitation. This concern is expressed in Gboyega, cited in Olusegun (2002, p. 132). "The majority of people consider property rates to be a kind of personal property tax. They find it difficult to reconcile the idea of taxing the property developed from their own incomes because they are subject to income tax. For most people, it feels like two taxes. Due to the burdensome nature of their existing mortgage installments, homeowners who have a mortgage also oppose property grading. Property rating is deemed unsatisfactory by even individuals who are not required to finance mortgage payments, since it appears to be a form of "class tax" intended to penalize property owners".

The legal framework.

The legislative structure is acknowledged as a barrier in the administration of land-based taxes. As Ogbuefi (2004) puts it, "inadequate, obsolete, and contradictory legislations" are the root cause of this problem. The local context and adjustments were not taken into consideration by the legislation in certain circumstances. Olusegun (2002) specifically points out the shortcomings of tenement rent edicts, including the fact that a term of improvement or fine is mandated for individuals but not for corporate bodies who refuse to pay rates. The exclusion of Estate Surveyors and Valuers from the Assessment Appeal Tribunal's membership is another.

Administrative challenges.

These are plenty to mention. For instance, the general public is unaware of certain tax specifics. This is a result of insufficient public awareness of the tax administration and procedure processes. The taxing authorities and the taxpayers don't communicate too much. Severe lack of functional infrastructure, unfavorable working conditions, and insufficient rewards.

Attitudes of individual taxer payers.

This difficulty is linked to the taxpayer's comprehension and acceptance of his civic duty to pay taxes. And similar to what happens in the majority of developing nations, this duty has not yet permeated Nigerian society as a whole (Orock & Mbuagbo, 2012). Nigerians are a society that looks to the government to take care of everything, but they are also unwilling to help the government. However, citizens who engage in tax evasion provide a challenge to this kind of taxation and occasionally work with tax authorities to escape taxes as well.

Dominance of informality.

The prevalence of unorganized sectors is not unique to Nigeria; it is a characteristic of emerging nations (Araujo & Rodrigues, 2016). This is so because informality is typified by tiny businesses, demanding labor conditions, erratic revenue, little growth potential, and marginal enterprises. Conversely, when it comes to land, informality is typified by slum conditions, unstable housing titles, and generally worsening income poverty among its people. Seventy percent of urban dwellers live in these informal communities (Udechukwu, 2016). Moreover, it is noted that the government's attempts to assess and collect taxes from the taxable properties are hampered by the ongoing growth of additional unplanned settlements (Udechukwu, 2016). Therefore, it was challenging to impose rules and taxes due to the informal nature of society and businesses.

Opportunities in Land Based Taxation in Nigeria

One views taxes as a "double edged sword". A rise in the political accountability of the ruling class and politicians may result in, or coincide with, the state's ability to tax the public coffers more heavily. However, it can also enhance the importance of state control, leading to a rise in political polarization and internal strife (Acemoglu, 2010). With this context in mind, allow me to briefly outline some of the benefits that Nigerian land-based taxes could offer.

Taxation as potential in tackling corruption

The literature (Tove Moore, 1998; Merat, 2004; Kanwai & Kuzayet, 2020) identifies this. Governments are said to be motivated to address corruption and other revenue collection leakages when there is a budget deficit brought on by a combination of declining revenues and rising expenditure obligations (Toye & Moore, 1998). In this sense, taxes based on land as an "earned" source of revenue may force qualified bureaucrats to staff and oversee the taxing machinery. Additionally, it might encourage contact between the state and society, which often leads to calls for increased government accountability and even democracy (Toye & Moore, 1998; Baskaran, 2014). Since taxpayers are likely to have some voice, this could help to reduce corruption in tax administration.

In particular, taxes can be used to fulfill the nation's desire for democracy, especially in emerging nations. This is due to the fact that "investing in tax capacity may result in more accountable government, in addition to increasing the amount of revenues that developing countries can raise" (Baskaran, 2014, p. 299).

Governments can easily collect taxes from this industry thanks to the property market's steady rise. It is acknowledged in the literature that such a tax scheme could boost the treasury's income generation (Obeng-Odoom, 2014). This is due to the fact that income from land-based taxes has the benefits of being elastic and vertical equity-neutral. This emphasizes how crucial it is for the state to expand its capacity in order to spur economic growth through more tax revenues. For example, in Ghana, the Sekondi-Takoradi Metropolitan Assembly's property taxes revenue covered almost 85% of the entire costs for trash management, education, social services, street lighting, and health facilities (Mabe & Kuusaana, 2016). In a similar vein, the state will be forced to replace lost unearned income with "earned tax revenues" if "unearned income" from sources like minerals and aids collapses and becomes unpredictable. Taxpayers now have the option to call the government to hold it more accountable for its spending. To the degree that these expectations are met by the government (Toye & Moore, 1998).

Land-based taxes are a potential macroeconomic management tool that governments should consider in order to control the increasingly speculative real estate market.

Windfall profits from land-based taxes may be used to finance the construction of affordable housing for families unable to successfully compete in the housing market. It is known as "affordable housing through planning" and is used in England. According to Oxley (2008), it has significantly boosted the country's social housing stock. Apart from social housing, planning concessions are given to improve public facilities like schools and police stations that are located on or off the property, as well as infrastructure like roads and drainage. It is important to remember that this implicit tax is widespread throughout Europe and is not unique to England (Oxley, 2008). This suggests that taxes present a chance to create peaceful cities (Obeng-Odoom, 2014).

Government works better when it is accountable to citizens

Mbuagbo and Orock (2012). When it comes to taxes, the idea of accountability takes on several shapes. For example, direct accountability entails that the people who utilize public services pay a significant portion of the costs associated with providing them and have the authority to choose decision makers. Additionally, users can hold a provider accountable through indirect accountability by addressing their claims to a higher level regulatory or governmental body.

Clientelism and the dominance of elite political parties with underdeveloped internal democratic mechanisms characterize Nigeria's political environment, as is widely known. Political leaders decide how to spend public monies, therefore services are viewed as favors to be bestowed upon them rather than as entitlements owed by the populace. Therefore, indirect accountability methods don't work well in this situation. However, taxes such as land-based ones have the power to subvert clientelist political practices and compel politicians and providers to adopt more programmatic and universalistic ways of operation (Merat, 2004).

Land based taxes have a profound impact in local public finance.

By clearly outlining the separate financial and administrative duties of the federal, state, and municipal governments, this can improve local fiscal autonomy. The national government is in charge of matters pertaining to foreign policy, defense, law enforcement, and macroeconomic management. State and local governments are responsible for managing funds for administration, as well as for developing and maintaining rural and urban areas. What's more, the system makes a distinction between shared taxes at the local, state, and federal levels. Tenement taxes are classified as local government taxes, with the local government keeping all proceeds.

Realizing these taxes' potential requires professional involvement in land taxation. To support the tax institution, the specialists can effectively utilize their talents. In order to ensure uniformity, fairness, and an appropriate allocation of tax responsibility, for example, professional Estate Surveyors and Valuers can provide support through the use of mass appraisal. As stated by Tang, Wong, & Liu (2010) on page 6, "the systematic appraisal of groups of properties as of a given date using standardized procedures and statistical testing" is the definition of mass appraisal. Due to their adherence to practice standards and a code of conduct, the professionals are subject to regulation.

Research Methodology

The methodology used in this research is mainly secondary data which involves the use of textbooks, conference papers, journals etc. Descriptive method were used to analyse the data.

Conclusion

This essay looked at the advantages and disadvantages of land-based taxes. The issues raised provided a solid foundation for the following conclusion to be made. This study concludes that, in order to successfully navigate the obstacles and realize the potential of land-based taxes in Nigeria, the government must firmly construct the institutional foundations necessary to support land-based taxation.

Recommendations

The land databases, which are affordable and easily accessible to the public, the professional Estate Surveyors and Valuers practices guided by transparent, sound, and objective principles with assistance from Land Information System and Geographic Information System, the efficient tax collection and enforcement mechanism that promotes tax compliance, and the dispute resolution system that permits the fair, cost-effective, and timely adjudication of public objections and appeals against government tax assessments are the institutional pillars.

References

Acemoglu, D. (2010). Institutions, factor prices, and taxation: virtues of strong states? American Economic Review: Papers & Proceedings, 100(May), 115-119, Adebowale, K. O. (2020). Unveiling the potentials of real estate market in Nigeria. Unlocking real estate potentials for economic develópment (pp. 29-50). Abuja: Nigerian Institution of Estate Surveyors and Valuers.

Alao, E. (2020). The potentials of property taxation as a veritable alternative for improved revenue in Nigeria: a case study of Abuja Geographic system AGIS. Unlocking real estate potentials for economic development (Pp. 144-187). Abuja: Nigerian Institution of Estate Surveyors and Valuers.

Araujo, J. P., & Rodrigues, M. (2016). Taxation, credit constraints and the informal economy. EconomiA, 17, 4355.

Baskaran, T. (2014). Taxation and democratization. World Development, 56, 287-301.

Dabara, D. I, Ankeli, A. I., Guyima, J., & Oyediran, 0. (2015). infrastructurre financing and urban development in Nigeria. Conference of the International Journal of Arts and Sciences, 8(1), 79-86.

Folarin, 0. T. (2020). Property tax reforms: a tool for boosting internally generated revenue for infrastructurre development: a case study of Lagos state. Unlocking real estate potentials for economic development (pp. 237-262). Abuja: Nigerian Institution of Estate Surveyors and Valuers.

Gandy, M. (2005). Learning from Lagos. New Left Review, 33(May/June), 37-52.

Gandy, M. (2006). Planning, anti-planning and the infrastructure crisis. Urban Studies, 43(2), 371-396.

Ire-Okoli, C. R. (2020). Growing the national economy through the real estate sector. Unlocking real estate potentials for economic development (pp. 51-80). Abuja: Nigerian Institution of Estate Surveyors and Valuers.

Kanwai, Y. P., & Kuzayet, S. (2020). The potentials of property taxation as a veritable alternative for improved revenue generation in Nigeria. Unlocking real estate potentials for economic development (pp. 319-365). Auja: Nigrian Institution of Estate Surveyors and Valuers.

Kaplow, L. (2008). The theory of taxation and public economics. Princeton, New Jersey: Princeton University Press.

Mabe, J. B., & Kuusaana, E. D. (2016). Property taxation and its revenue utilisation for urban infrastructure and services. Property Management, 34(4), 297 - 315.

Merat, J. (2004). Taxation and local government accountability in a clientelist context: Colombia. Public Administration and Development, 24, 247-254.

Obeng-Odoom, F. (2014). Urban property taxation, revenue generation and redistribution in a frontier oil city. Cities, 36, 58-64.

Ogbuefi, J. U. (2004). Comparative property rating and taxation. Enugu: Institute of Development Studies.

Okunola, A. S., Ankeli, I. A., Lukuman, M., & Odewande, A. G. (2020). The estate management handbook. Osogbo: Ikotun Publishing Company.

Olusegun, K. (2002). Principles and practice of property rating. Lagos: Olusegun Kuye & Associates.

Olusegun, K. (2003). Fundamentals of real estate taxation. Lagos: Olusegun Kuye & Associates.

Orock, R. T., & Mbuagbo, O. T. (2012). Why government should not collect taxes: grana corruption in government and citizens' views on taxation in Cameroon. Review of African Political Economy, 39(133), 479-499

Oxley, M. (2008). Implicit land taxation and affordable housing provision in England. Housing Studies, 23(4), 661-671.

Oyedele, O. A. (2017). Exploring real estate potentials as a veritable tool for economic development of Nigeria. Being a paper presented at 48th National Annual Conference. Ibadan: Nigerian Institution of Estate Surveyors and Valuers.

Oyegbile, S. O. (1996). The principles and practice of property rating and taxation Minna: Jameson Graphics Publishers.

Tang, B.-s., Wong, S., & Liu, S. (2010). Institutions, property taxation and local government finance in China. Urban Studies, 1-10.

Thisdaylive. (2022, May 19). Retrieved from www. thisdaylive.com/index.php/2022 05/19/sanwo- olu-others-call-for-increase-in-investment-to-bridge-nigerias-1 I trn-infrastructure-gap.

Toye, J., & Moore, M. (1998). Taxation, corruption and reform. The European Journal of Development Research, 10(1), 60-84.

Udechukwu, C. E. (2016). Property tax. Lagos: Chika Books and Prints.