

## ***Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers***

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: muktar1717.mua@gmail.com Phone No: +2348036508045*

### ***Abstract***

Effective and efficient land administration and management requires a vibrant and robust policy and implementation that will meet the needs of all people, accelerating the percentage of the population with secure tenure, fostering confidence and trust, promoting security, safety, and peace, as well as building a vibrant and effective land market that takes land values and other factors into account. Effective land administration must be appropriate and sufficient, interoperable and sustainable, adaptable and inclusive, and able to quickly capture and document all types of linkages between people and land. As much a part of any nation's civil services as they are of land administration, effective, efficient, transparent, and responsible land administration services are essential. This research paper envisaged on the contemporary issues in land administration and management, it is mainly literature review which dwell on the concept of land administration and management, synopsis of Nigeria's land administration and management framework, current concerns for efficient land management and administration in Nigeria as well as the function of estate surveyors and valuers in Nigeria's modern land administration and management.

***Key words:*** *Contemporary, Issues, Land, Land Administration, Management.*

## **Introduction**

Land has been acknowledged as a vital necessity for humankind throughout. Therefore, land is an essential resource with broad social, cultural, and economic ramifications in all communities. Land is a major source of wealth and the main asset used as collateral to finance economic activity in many nations (Land Equity International, 2006). Land is the basis for the production of food, shelter and utilities, the manufacture of goods, etc., as stated by Aluko (2002). According to Ukaejiofor (2009), land is fundamental to the social, political, and economic lives of the majority of nations worldwide, particularly those in sub-Saharan Africa, which includes Nigeria. Land is an essential resource for promoting economic growth through the creation of housing and job possibilities, as well as a means of subsistence in rural African civilizations, when combined with other resources and production elements. A number of authors, including Fabiyi (1990), Mabogunje (2002), Aluko (2002), Thontteh, and Omirin (2015), have emphasized the significance of land by pointing out that different groups in society view it differently: the wealthy view it as a store of wealth, while the poor view it as a source of social security; households view it as their single largest investment; businesses view it as the primary collateral for loans; and the government views it as a base for infrastructure and administrative requirements. A nation's ability to manage and utilize its land resources for the greatest good of its people determines its level of economic growth, productivity, and wealth (Mabogunje, 2002). This makes a nation's national economy a platform for all democratic struggles. (De Soto, 2006). Therefore, land is essential to any society's or country's survival. Thus, the mechanisms employed for the acquisition, allocation, management, servicing, and administration of land will have a significant impact on the

population's quality of life, including where they live, work, their opportunities for recreation, and their surrounding environment (Aluko, 2002). However, there are many difficulties involved, particularly in African nations where sensitive land governance concerns call for cautious handling to prevent political upheaval and societal discontent. A probable explanation for this phenomenon is the character of land as a resource that is firmly ingrained in the cultural and religious activities of the people (Adeniyi, 2013). Many societies have evolved frameworks for the management and administration of land in order to enable a seamless utilization of land resources and fully harness the economic growth potential inherent in land due to its unique nature and critical role in human settlements. Delivering economic, social, and environmental sustainable development requires these kinds of frameworks related to land ownership, value, and use (Enemark, Hvingel, & Galland, 2014). Numerous empirical studies (see, for instance, Deininger, Hilhorst & Songwe, 2014; Abolade, Dugeri & Adama, 2018; Abiodun, Odurmosu & Omodara, 2020) have demonstrated the impact of efficient land administration and management systems on decreasing poverty, boosting productivity, and promoting sustainable development, all of which are directed toward realizing the full potential that land assets possess. This suggests that in order to allow land to fulfill its function as a precursor to national economic growth and development, attention must be focused on the systems of land administration and management. Any nation's system of land management and administration reflects the framework for land governance it has established and the resources available to carry out the land policies and management structures put in place (Acharya, 2009). One key element of the ease of doing business in any country is the ease with which land and property-based transactions, as well as other land use associated development processes,

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

can be easily facilitated. These processes are offshoots of the land governance system that can be found in any nation (World Economic Forum, 2010). Nigerian land management has a troubled past, much like that of most other nations. Nigerian governments have developed policies and programs aimed at managing the nation's land resources in an effort to capitalize on the value of land. Nonetheless, the Nigerian government has just paid lip service to the administration of the nation's land resources, failing to provide it the necessary weight and careful attention, as Mabogunje (2002) put it concisely. The primary legislative and policy thrust of land governance in Nigeria is the Land Use Act of 1978, which was enacted to unify land management laws and policies throughout the federation and vest ownership rights in the State Government, notwithstanding the country's federal system of government. In order to carry out their mandated land management duties, the various state governments occasionally entrust its Bureau of Ministry with land administration and management duties. These government entities' actions have been a hindrance to advancement. This is a result of Nigerians' rising dissatisfaction with how the land management programs in their nation are run. The governments of the majority of industrialized economies have updated their land governance frameworks in order to fully utilize the potential of land to generate income for their citizens as a result of population growth and increased urbanization. In particular, new developments in digital technologies and information and communication technologies are broadening the boundaries of knowledge and opening up new avenues for enhancing land administration. In order to enable smooth use of land management services, the components of land administration in these nations have been computerized, digitalized, and automated (Udessa, Adugna & Workalemahu, 2021). The research does, however, generally agree that

Nigeria's land administration system is opaque, antiquated, anti-business, and incapable of enhancing the social and economic potential of the country (Adeniyi, 2013). The implication of the previous sentence points to the necessity of modernizing the nation's land management and administration framework. Therefore, the purpose of this essay is to investigate how experts like estate surveyors and valuers have contributed to the development of modern land administration and management in the nation.

## **Literature Review**

### **Concept of Land Administration and Management**

Administration and management refer to the running of a specific entity or system. Thus, managing and administering a certain activity is equivalent to carrying out its governance (Olowu, 2002). World Bank defined governance as the structures and customs that a nation uses to exert its authority. This covers the methods used to choose, oversee, and remove governments; the ability of the government to create and carry out sensible policies; and the state's and the people's respect for the institutions that control their social and economic relations. As we can see from the foregoing, policy and decision-making about land usage, including availability, cost, accessibility, registration, and title security, are all part of governance in land matters. The World Bank also employs multiple definitions, which includes: “the customs and establishments through which power is utilized in a nation for the benefit of all,” “the ways to lessen poverty on a global scale,” and “the ways in which public servants and businesses obtain and utilize the power to mold public policy and offer public goods and services”. (Agborsangaya-Titeu, 2009). Caro, M and Per Egil, W. (2011) define governance as the state's power and authority, formal institutions

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

and political structures, the state's obligations to its citizens, the role of stakeholders, such as the private sector and civil society, and the qualities of good governance, such as capability, accountability, responsiveness, transparency, and efficiency, may all be covered in definitions. "The use of economic, political, and administrative power to oversee all facets of a nation's operations. It consists of the structures, procedures, and systems that allow individuals and organizations to express their concerns, assert their legal rights, fulfill their responsibilities, and settle disputes. Governance is referred to the manner in which any organization, including a country, is administered. It consists of all the procedures, frameworks, and controls needed to protect and develop assets. (UNDP, 1997) The Bank for Asian Development (ADB) as "the process by which authority is used to govern a nation's social and financial resources for growth. It is known as the capacity of the institutions to create, carry out, and uphold moral laws in a fair, just, and inclusive manner. Broadly speaking, governance refers to the institutional setting in which people engage with one another and with representatives of the government. (ADB, 2005). The range of political, organizational, and administrative processes that enable communities to express their interests, have their input taken into consideration, have decisions made and carried out, and have decision-makers held accountable for the administration, development, and management of land rights and resources, including the provision of land services, is referred to as land governance (Land Equity International, 2006). Thus, decisions on land use and access, decision-making processes, and the management of conflicting interests are all included in land governance (Ukaejiofor, 2009). Land governance comprises the procedures, frameworks, and laws that regulate the right to use land, how those decisions are carried out and

upheld, and how competing interests in urban property are handled (FAO, 2009). It contains the legal and policy framework for urban land as well as customs governing land transactions, inheritance, and dispute resolution procedures. It also includes state entities in charge of the urban land. To emphasize the importance of land governance, it should be noted that it is closely related to attaining a nation's fair allocation of its land resources, which grants its resident's unrestricted access to land use (Udessa et al., 2021). Therefore, land governance reflects the socio-cultural, socio-economic, and socio-political goals of the populace. Land management and administration are therefore directly related to land governance, and social security and national stability depend on having an effective land administration system (Adeniyi, 2013). The process of effectively using a land's resources is known as land management. According to Enemark (2005), it includes all actions related to land and resource management that are necessary to accomplish sustainable development. The process of controlling the exploitation and development of land resources is another way to define land management. It covers tasks related to managing land as a resource for sustainable development from an economic and environmental standpoint (UNECE, 1996). UNECE (1996) and FAO (2009) state that this comprises, but is not limited to:

1. Increasing the effectiveness of the utilization of land resources to accommodate population growth;
2. Offering incentives for development, such as the supply of dwellings and essential utilities like water and sewage systems;
3. preventing the deterioration of the natural environment;

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

4. Ensuring fair and effective access to the financial advantages of the land and real estate markets; and
  5. Funding government services using land and improvement-related taxes and fees
- Land administration is what makes land management operations possible.

Land administration, as defined by Dale and McLaughlin (1999), is the process of controlling land and property development, as well as the use and conservation of land, as well as the creation of income from land through sales, leasing, and taxes, and the settlement of disputes pertaining to land ownership and use. According to Chaka (2018), referenced in Abiodun et al. (2020), it comprises the process of identifying, documenting, and sharing information regarding the ownership, value, and usage of land and its related resources. These procedures involve identifying (also known as adjudicating) land rights and other characteristics, documenting these in great detail, surveying and characterizing them, and providing pertinent data to support land markets (UNECE, 1996). These definitions make it clear that land administration systems are concerned with managing land as a natural resource to enable its sustainable use and development. They are also concerned with the social, legal, economic, and technical framework that governs the operations of the officials tasked with managing and administering land. To put it simply, the main focus of land administration is to make sure that there is a structure or framework that allows all state people to easily access land (Abiodun, et al., 2020). A key component of the framework that guarantees and promotes the achievement of sound land management is land administration. It acts as the link between land management and land policy. Therefore, without a well operating land administration system, it is impossible to achieve good land management

outcomes or to successfully implement land policy (Udessa et al., 2021). Ensuring a healthy balance and coordination of land management activities is the aim of a land administration system.

Land policies, land information infrastructures, and land administration infrastructures are components of an effective land management system (Enemark, 2005). The laws, norms, and practices that govern how land resources are used, distributed, planned, and managed are known as land policies (Aluko, 2002). The national strategy on advancing goals like as economic development, social fairness and equity, and political stability includes land policy. Security of tenure, land markets (especially land transactions and credit availability), real property taxes, sustainable land use, resource management, and environmental control, the provision of land for the impoverished, women, and ethnic minorities, and steps taken to stop land speculation and resolve land disputes are all examples of land policies (Enemark, 2005). The spectrum of land administration tasks that guarantee appropriate management of rights, limitations, obligations, and hazards in connection with property, land, and natural resources make up the operational component of the land management paradigm. Land tenure, which involves securing and transferring rights to land and natural resources; land value, which involves valuing and taxing land and properties; land use, which involves planning and controlling the use of land and resources; and land development, which involves putting utilities, infrastructure, and construction plans into place, are some of these functions (Adeniyi, 2013). Appropriate land information infrastructures, which comprise cadastral and topographic datasets and offer access to comprehensive and current data about the built and natural environments, serve as the foundation for and enable the land administration functions.

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

### **Synopsis of Nigeria's Land Administration and Management Framework**

Nigeria's land management and administration system is heavily affected by its British colonial overlords, just like in other colonized nations. Nevertheless, this coexisted with the indigenous peoples' traditional methods of land management. Land ownership is the country's centripetal factor for land governance. Therefore, the ownership of land assets is a prerequisite for any kind of efficient land management or administration. Land accessibility, including tenure security, simplicity of purchase, availability, and affordability, as well as an effective real estate market, are all supported by appropriate land management (Mabogunje, 2002; Aluko, 2002). Nigeria's land tenure regimes serve as the foundation for land administration there. According to the Land Use Act (LUA), 1978, land tenure in Nigeria is typically described as either state/statutory or customary/traditional. Customary systems are typically run by an elder council, a traditional ruler, or the head of a town or region. It is fluid, negotiable, location-specific, and mostly unwritten. It is based on local customs and conventions. It is an indigenous land-holding structure in the nation. State systems of land tenure, on the other hand, are often founded on written laws (LUA) and regulations. Titles and other ownership registration documents are used to assign and validate land rights. There were several different land tenure systems in the nation before the Land Use Act was passed in 1978 (Fabiyl, 1990). As a result, Nigeria lacked a cohesive system of land administration. In the northern region of the nation, land was owned communally, and the Chief or Emir, to whom the land belonged, would assign unoccupied portions. There was no single owner of all land. All land was held in trust by the traditional leader for the collective use of the people. The ownership and management of land in Southern

Nigeria was characterized by a type of dualism whereby certain portions of a community's land were owned by individual families, while other portions were held in trust for the community and managed by the traditional ruler, known as the Oba, Obi, or Eze. (Morenikeji, Ayorinde & Owoyele, 2002). It is clear from the following that Nigeria has a variety of land laws and tenure systems. Without consulting the people's culture or customs, the legislation in Northern Nigeria eliminated the previous system of customary land rights. Conversely, the land tenure structure in Southern Nigeria gave rise to numerous issues with land management throughout the nation. According to studies like Mabogunje (2012), the land tenure system in Southern Nigeria not only encouraged land-owning families to engage in fraudulent practices such as selling the same plot of land to multiple buyers without proper titling or registration mechanisms, but it also greatly increased land speculation and sharply increased urban land prices, making it more difficult to find land for the construction of infrastructure. The Land Use Decree, which is now the Land Use Act, was enacted in 1978 in an effort to address this issue. The land management system was plagued by a multitude of issues prior to the Act's promulgation, including tenure insecurity, perpetual animosity and conflicts that led to multiple land-related lawsuits, holdings of land fragmentation, an increase in land prices as a result of land speculators' activities, fraudulent land transactions, etc. (Aluko, 2002; Ukaejiofor, 2009; Abiodun et al, 2020). Therefore, a revolutionary piece of legislation and a paradigm change in the country's reform of the land tenure and management systems is the Land Use Act, the result of government attempts to streamline the land tenure system. In addition to a number of other things, all land in urban areas was given to the governor of the state in which it was located, and all other land belonged to the local government. The governor, acting through the

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

Land Use and Allocation Committee, was also able to grant statutory rights of occupancy to any individual for all purposes. The statutory right of occupancy, as demonstrated by the issuance of a Certificate of Occupancy (C of O) for urban land, is therefore the highest form of ownership right. In contrast, the Local Government, acting through the Land Allocation Advisory Committee, possesses the authority to grant customary rights of occupancy with regard to rural land (Land Use Act, 1978; Morenikeji et al, 2002). The Act did not, however, specify how long customary rights of occupancy would last. The main goal of the Act was to guarantee that both the government and private citizens would have simple access to land by extending the land management system used in Northern Nigeria to the entire nation (Mabogunje, 2012). Despite the Land Use Act of 1978's noble intentions, a number of new issues have emerged that prevent the nation from managing its land resources effectively. Numerous writers have outlined the shortcomings of the Land Use Act. These writers (Fabiya, 1990; Mabogunje, 2002; Aluko 2002; Mabogunje, 2012; Adeniyi, 2013, Abiodun et al., 2020) have identified a number of issues, some of which are as follows:

1. The abuse of authority by certain governors who approve or reject land acquisitions based on the applicant's attitude toward the current administration;
2. A few state governors neglect to form the committee for land usage and allocation. Nevertheless, even once the committee is formed, its members are typically inexperienced supporters of the government rather than seasoned experts whose unbiased judgment is needed;
3. The composition of the Land Use and Allocation Committee is a significant problem with the Land Use Decree. The decree, by default, only takes into account the legal matters related to Land management. This issue is made worse by certain governors abusing their positions of authority by poking their noses into the technical aspects of land administration and enacting laws that jeopardize the long-term viability of the state's land economy;
4. Governors are attempting to utilize the provision requiring their consent for assignments or mortgaging as a way to pass laws that increase state revenue by charging hefty fees for giving their consent. This inhibits the nation's ability to build a productive land market and housing financing organizations;
5. In other instances, some governors have tried to cut corners in the sake of revenue generation by compromising technical standards, title deed plan accuracy, and internationally recognized best practices for cadastral surveys. Naturally, this addresses the constitutional flaw in the Land Use and Allocation committee's makeup, which results in circumstances where the state chief executive is frequently given bad advice.
6. Bureaucratic obstacles in obtaining titles because of the corresponding institutional gridlock;

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

7. The government's nationalization of land and the consequent revocation of Nigerians' previously enjoyed land ownership rights are incompatible with democratic norms and the functioning of a free market economy, particularly in the southern region of the country.

The Act introduces several inconsistencies and lack of standardization, which exacerbates these problems. The Act resulted in the proliferation of administration systems since each state is now able to establish its own land administration structure, in addition to the administrative bureaucracies, official corruption, and inconsistencies that have caused delays in securing statutory right of occupancy (Ukajiofor, 2009; Abiodun et al., 2020). Furthermore, it is oppressive and difficult for corporate consent deals to proceed smoothly when the governor must approve any official land sale. Because of this, the Act is inappropriate for land management in the quickly evolving corporate landscape of today. Because of this, the Act is outdated, discriminatory, and outdated, which makes the need for a more modern and efficient land management system necessary.

### **Current Concerns for Efficient Land Management and Administration in Nigeria**

The execution of a number of tasks aimed at the sustainable management of land resources combined with the seamless capacity of the populace to utilize land assets for shared prosperity that promotes economic expansion is the foundation of a solid modern land administration system. Enemark (2005) states that managing land ownership and tenure, land valuation, land usage, and land development are all important aspects of modern land administration. Secure and transfer rights to land

and natural resources are part of land ownership and tenure administration, whereas land value administration deals with the assessment and taxation of land and landed properties. Planning and regulating the use of land and natural resources is connected to land use administration, on the one hand. Conversely, land development entails planning for construction, infrastructure, and utility deployment. These four roles permit the appropriate management of the relationship between people and land and guarantee the correct administration of rights, obligations, and constraints pertaining to property, land, and natural resources. The development of contemporary land management systems thus entails the enhancement of elements of land administration, including mapping and surveying, classifying, titling, transferring ownership, land information and records, taxing, and valuing (Buentjen, Reyes & Serrat, 2015). This is relevant because a contemporary, well-functioning market economy is dependent on the availability of efficient systems for tracking land ownership, values, and uses. Developing a modern land administration system is a challenging task that requires a paradigm shift in land governance systems, as agreed upon by academics, policy makers, and development analysts in the literature. For example, research like that done by Buentjen et al. (2015) contends that the legislative, organizational frameworks, financial systems, and technical guidelines related to land management are interdependent and susceptible to political process irregularities. Therefore, policy concerns must be handled in order for a contemporary land administration system to develop. A functional land administration infrastructure with modern, safe, impenetrable, and easily accessible information technology should then be provided and funded.

Fundamentally, a modern land management system need to foster:

### *Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*



1. Rules and policies for land administration that are unambiguous, cogent, and consistent;
2. Quickened land rights recognition and documentation initiatives;
3. A land cadastral and survey system that is both efficient and effective.
4. Globally recognized criteria for valuation; and
5. A well-functioning land market that serves both rural and urban areas
6. A system for digitizing, computerizing, automating, securing, and processing land information that ensures quick, smooth, and real-time access to and retrieval of land-based data (Buentjen et al., 2015)

It appears that most developing nations, particularly those in Sub-Saharan Africa, lack representational policies intended to enact a paradigm shift in land management practices. The land administration and management system needs to be viewed as a public good asset that embodies the qualities of depleted common property in order for the land governance institutions in these countries to be upgraded. This will make it easier to provide land services that support the development and expansion of the country's economy. Furthermore, acknowledging land administration as an essential component for national growth would help these nations maximize the potential of their land resources for the benefit of their populace (Bennett et al., 2012). According to De Soto (2006), developed countries can create capital and breathe new life into their property assets by recognizing the ease with which land and property assets can be connected to other economic assets and integrated with the rest of the national economy.

Photograph of Cicle – Sustainable Development and Effective Land Administration and Management.



Fig. 1 Benefits of Good Land Administration

Source: Adapted from (United Nation, 2019).

Effective land management and administration are necessary for sustainable development. Sustainable development is facilitated by efficient land administration and management (United Nation, 2019). The globe is living in the fourth phase of human life, known as the Cyber Age, thanks to technological advancements. Therefore, digitizing paper records, switching from manual to computerized recording, and enabling real-time information dissemination and retrieval are all essential components of contemporary land management.

The switch to intelligent land management would be ensured by doing this:

Intelligent land management ensures:

- ❖ Infusion of Land Administration with digital technology
- ❖ Connection of objects to enable data sharing
- ❖ Sensors, Actuators and smart devices to provide spatial data with real time events

- ❖ Value Generation – Value for money, Improved service delivery, Increased customer base, improved cadastre, access to difficult terrain
- ❖ Revenue Generation - Reduced operational cost, Tax generation potential, new revenue Sources
- ❖ Transformation of business processes through innovation, automation, mobility and shared economy - faster, improved efficiency, high customer satisfaction
- ❖ Smarter and Leaner through buildings/homes, Smart and sustainable cities - Digital cadastre, e-land title registration, quicker service delivery
- ❖ Enabling the adoption of Blockchain in land registration - Blockchain technology is a distributed transaction database in which different computers - called nodes - cooperate as a system to store sequences of bits that are encrypted as a single unit or block and then chained together (hence the name Blockchain) (Ekemode, 2021).

### **The Function of Estate Surveyors and Valuers in Nigeria's Modern Land Administration and Management**

Supporting the processes of documenting and sharing information regarding the ownership, value, and usage of land and its related resources is the main goal of a Land Administration System (LAS) (UNECE, 1996). These roles vary in terms of their professional specialization and are typically performed by a variety of experts, including valuers (Estate Surveyors and Valuers), town planners, engineers, lawyers, and land surveyors. Estate Surveyors and Valuers, on the

other hand, are the most well-known professionals in land administration because of their multidisciplinary training, which enables the merging of value economics, land administration technology, and land rights institutions. As a result, they may perform all administrative and procedural duties. For emphasis's sake, the following are some of the roles estate surveyors and valuers have in creating a contemporary and sustainable administration and management system in Nigeria:

### **Development and Execution of Land Policy**

A modern land administration system is centered on the implementation of sound land policies to fulfill political and social objectives and to promote sustainable development. The goals and objectives governments present when addressing land-related issues are known as land policy. Political stability, social justice and equity, and economic development are among the goals of national policy that land policy aims to advance. Different countries have different land policies, but most of them include equity among different social groups in the community, economic development, sustainable agriculture, sustainable settlement, and poverty reduction (Aluko, 2002). Estate surveyors and valuers, by definition, are specialists in land affairs and market analysts, who assess and analyze the attitudes of market players in the real estate market. Therefore, it is essential for the growth of sustainable land administration in the nation that they be involved in the creation and execution of land policies.

### **Assessment for Land and Real Estate Taxes**

Valuation for immovable property taxation is one of the main areas where the services of Estate Surveyors and Valuers are necessary. Land valuation is an essential part of a healthy land management system because it allows the values

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

of the land assets to be assessed and the amount of taxes that should be paid on those assets to be effectively determined. But access to precise, pertinent, and current property-based data is essential for carrying out and preparing an accurate and equitable land asset appraisal (Tomic et al., 2021). Since land and property taxes are one of the most significant sources of internally-generated revenues (IGR) for the government and are generally viewed as an equitable and efficient way to raise money, having access to good land valuation practices through the involvement of ESVs is essential to this realization.

### **Participation in Land-Related Conflicts and Conflict Resolution**

The essential role that land plays in fostering economic growth, ensuring food security, and mitigating poverty is a primary cause of conflict in the majority of African countries. In addition, conflicts come from how land resources are used and exploited. Conflicting claims over inheritance, boundaries, and rights are often the root of feuds between families, neighbors, and neighboring towns. The majority of these cases are heard in ordinary courts, and it typically takes longer for decisions to be made. With their expertise in land, Estate Surveyors and Valuers could help stop this bad trend and settle the mountain of land-related conflicts.

### **Restitution for Forced Land Acquisition**

In Nigeria, governments are under increasing pressure to provide public services due to severe infrastructural shortages, even in the face of a high and rising demand for land. Acquiring suitable land through the use of the power of forcible acquisition and compensation is the process of providing such services and infrastructure. When land is taken by force from

its owners or occupants for a public purpose, interest, or benefit, the public is entitled to prompt, full, just, fair, equitable, and sufficient recompense. This characterizes a cutting-edge, effective, and fair system of land management and administration. In this process, Estate Surveyors and Valuers are essential players. They are among the important experts engaged in the procurement procedure. Furthermore, Estate Surveyors and Valuers are used to calculate the worth of the land's unexhausted improvements.

### **Registration and Certification of Land Titles**

A strong land administration system must include the certification and registration of land titles. Digitization of land-related documents, the development of land databases, software tools for compiling applicants' personal information for land titles, other transaction requirements, and the creation of a strong management information system for the handling and security of land records are all necessary for efficient land title registration. Estate Surveyors and Valuers are better positioned to enhance land registries' operations and guarantee efficient service delivery because they are a crucial staff member assigned to carry out this work.

### **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 analyze the data.

### **Conclusion**

In order to address the current problems in land administration and management, this study looks at the function that estate surveyors and valuers play. In doing so, the paper highlights the potential for crisis-free, efficient land management systems to promote the expansion of

*Contemporary Issues in Land Administration and Management: The Role of Estate Surveyors and Valuers*

the economy of a country. Land administration and management systems are essential to national economies and are necessary for the land market to function properly. The availability of secure, transparent, effective, and efficient land administration systems is essential for maximizing the inherent development potential of land because land markets enable the movement of land to those who are willing and able to make economic decisions about its use and development, encourage investment and growth, and enhance the rent-earning capacity of land resources. This depends on one's ability to create and implement land administration and management systems, as well as formulate land policies to address contemporary problems that impede the smooth operation of land governance in the nation, such as dual land transactions, chaotic, slow, manual, and laborious land registration and property rights certification processes, and dysfunctional land tenure systems. However, the availability of both physical and soft infrastructures is necessary to do this. Since the workforce is the main power behind any reform initiative, utilizing the potential of land-based professionals is essential to solidifying contemporary land administration systems. Estate surveyors and valuers are essential professionals who play important roles in the delivery of land services.

### **Recommendations**

1. Estate surveyors ought to be part of the country's institutional land management reform process. Estate surveyors should be involved in the current efforts to amend the Land Use Act and strike it from the constitution. To allow for the extension of compensation payment to accommodate land value, including harmful affection and disturbances, the acquisition and compensation provisions should be modified. Also, it is necessary

- to reevaluate the methodology used to calculate the cost of unfinished improvements like crops when using non-market bases.
2. Furthermore, it is necessary to reexamine the need for the governor's approval for any further land transactions and land allocations through the Land Use and Allocation Committee. In a similar vein, the infrastructure required for the system's makeover must be provided. It is important to maintain the existing effort to streamline the land registration process, which is happening in several states and involves 5% of the total. Engaging the services of highly skilled estate surveyors and valuers as land officers is also necessary.
3. The majority of the workforce in the land governance system should be estate surveyors and valuers, as they are the most pertinent professionals in land administration. This will ensure the system's effectiveness. Merit and competence should be the primary criteria for such hiring. Furthermore, staff members must receive frequent training in order to keep them up to date on developments in land administration around the world. These advancements might be further utilized to modernize the current land management system and enhance service delivery.
4. The requirement for cooperation between the different stakeholders—especially the experts involved in land administration—is more crucial. It is vital to lessen needless bureaucracy and unhealthy rivalries that hinder teamwork. To show signs of modernity, the entire land management system needs to be integrated. Furthermore, it is important to make sure that valuers and estate

surveyors in the public sector, private industry, and academia collaborate to the degree that ideas for competitive advantage are cross-fertilized.

5. In addition to leaving Nigeria with a robust, efficient, transparent, quick, and modern land administration and management system, the implementation of these recommendations would significantly strengthen the role of estate surveyors and valuers in resolving the various issues affecting the country's current land administration and management issues.

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