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AN ASSESSMENT OF
LAND ACQUISITION IN NIGERIA
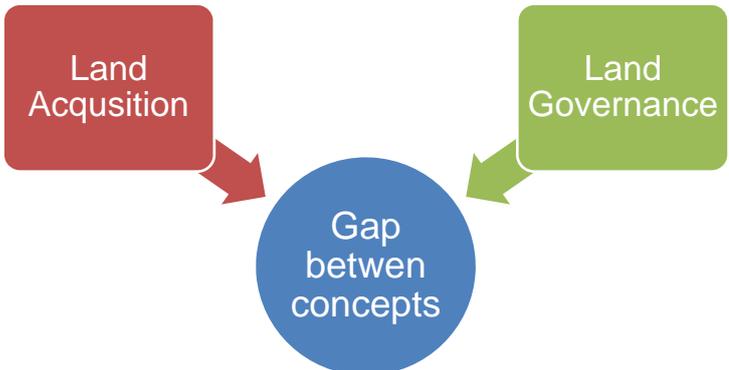OLAWALE OJIKUTU

ROHAN BENNETT

LIZA GROENENDIJK

FACULTY OF GEO-INFORMATION SCIENCE AND EARTH OBSERVATION

STARTING POINT
BRIDGING THE GAP

Land Acqusition

Land Governance

Gap betwen concepts

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EMERGING TOOLS
ASSESSING LAND GOVERNANCE

- FAO - Voluntary Guidelines

- UNCTAD – The Responsible Investment Principle

- FIG - Hanoi Declaration

- The Framework and Guidelines on Land Policy in Africa

- World Bank - Land Governance Assessment Framework

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What about an approach that is rapid and low-cost?

CASE STUDY
NIGERIA

5

WORLD BANK LGAF
A BRIEF OVERVIEW

- 5 Thematic Areas > 21 Indicators > 80 Dimensions

- A tool to support discussing and making policy

- Participatory group sessions

- Selection of best fit dimension for context being studied

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ADAPTING LGAF
KEY POINTS
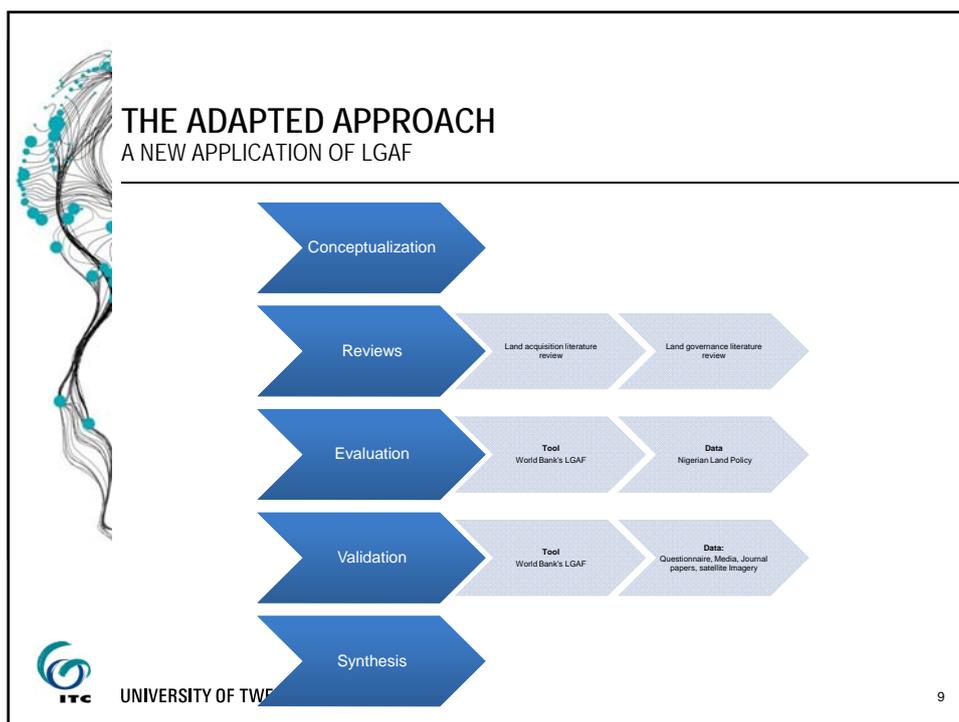
- Focus only on land acquisition aspects
  - Themes: 4 (not 5)
  - Indicators: 10 (not 21)
  - Dimensions: 44 (not 80)

- Can be applied by small team in short amount of time

- Use multiple sources of evidence

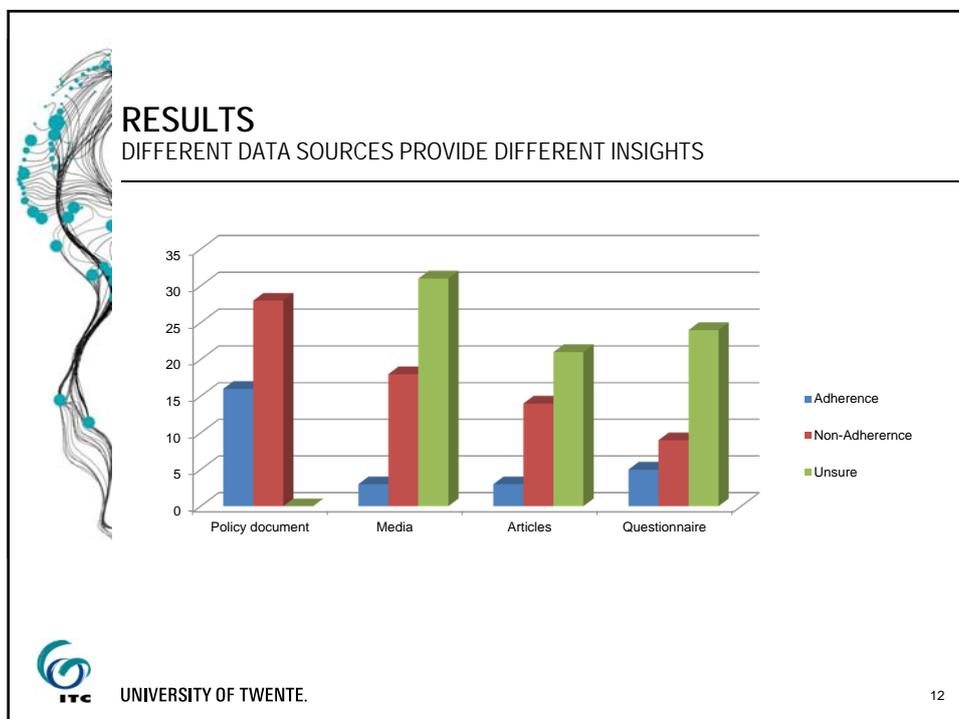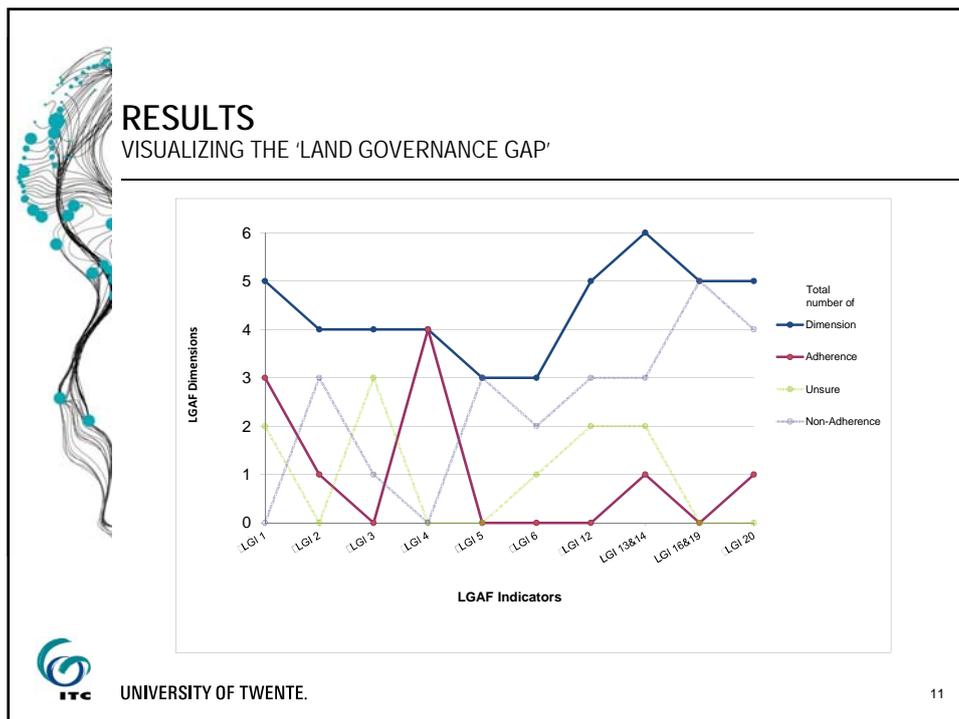- Assess each dimension and use metrics

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THE ADAPTED APPROACH
A NEW APPLICATION OF LGAF

Conceptualization

Reviews — Land acquisition literature review — Land governance literature review

Evaluation — Tool World Bank's LGAF — Data Nigerian Land Policy

Validation — Tool World Bank's LGAF — Data: Questionnaire, Media, Journal papers, satellite Imagery

Synthesis

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RESULTS
ADHERENCE OF NIGERIA TO LGAF DIMENSIONS

	Land Governance Indicators	Dimensions	Adherence	Unsure	Non-Adherence
1	Recognition of continuum of rights (LGI 1)	5	3	2	-
2	Enforcement of rights (LGI 2)	4	1	-	3
3	Mechanism for recognition (LGI 3)	4	-	3	1
4	Restriction of rights (LGI 4)	4	4	-	-
5	Clarity of Mandate and practice (LGI 5)	3	-	-	3
6	Equity and non-discrimination in decision making process (LGI 6)	3	-	1	2
7	Identification of public land and clear management (LGI 12)	5	-	2	3
8	Transparency and fairness of expropriation procedure (LGI 14 & 15)	6	1	3	2
9	Completeness of land information (LGI 16&19)	5	-	-	5
10	Assignment of responsibilities (LGI 20)	5	1	-	4
	Total	44	10	11	23

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5/31/2012

RESULTS
VISUALIZING THE 'LAND GOVERNANCE GAP'

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RESULTS
DIFFERENT DATA SOURCES PROVIDE DIFFERENT INSIGHTS

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RESULTS
AREAS OF GOOD ADHERENCE

- Recognition of western style land rights

- Management of restrictions on land rights

- Basic compensation principles

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RESULTS
AREAS FOR POLICY UPGRADE

- Better enforcement of existing rights
- More flexible methods for recognizing and registering rights (especially in rural areas)
- Cost effective survey mechanisms
- Better definition of land agency responsibilities
- More equity and transparency in decision making
- Improving public land management
- Enhancing expropriation procedures
- Better land information collection and provision
- Improved dispute resolution processes

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CONCLUSIONS
AND FURTHER DEVELOPMENTS

- The approach is rapid, low-cost, and can be undertaken by a small team

- Quantification of results enables visualization and statistics
  - Potential concerns on this

- Significant improvement opportunities in Nigerian context

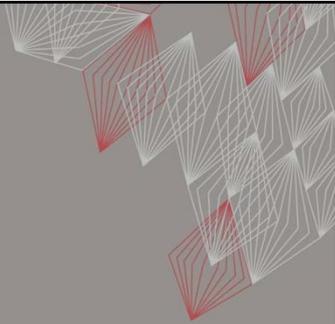- New 'Large-scale Land Acquisition' module for LGAF introduced

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THANKS.
QUESTIONS?

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