

The (R)evolution of the Land Registry and Cadastre in Plateau State: Towards an Efficient, Sustainable and Secure Land Governance Solution

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SUMMARY

The government of Plateau (Nigeria) decided, in 2014, to give the mandate to the Ministry of Lands, Survey and Town Planning (MLSTP) to start a series of radical changes to the Land Registry and Cadastre system, because the last reform to this Ministry, prior to 2014, was insufficient to handle the growing number of land transactions and the slow pace of the procedures. As a result, this political will of the Plateau government was translated into a significant modernization initiative commenced in 2014. This comprehensive initiative focused on replacing the hybrid system consisting of mainly paper-based procedures with some components using minimum computerized tools, into a leading-edge workflow information technology solution for land registration and cadastre.

This paper describes the most important steps to implement the Plateau Geographical Information System (PLAGIS) in 2014. A special attention in this portion of the paper is about the challenges to achieve the successful implementation of the solution and also the approach to positively transform the negative institutional perception of the Ministry. The configuration of the solution has faced many critical difficulties, because the mandate to build a transparent land governance in an unhealthy working environment as well as the pressure of speeding this evolving solution to provide a secure, scalable and sustainable land information system in Plateau.

After almost four years of the implementation, it is essential to see the progress in the MLSTP by analyzing and doing a comparison of essential indicators related to the behavior of the land

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ownership in the city of Jos. Therefore, the fact of improving land registration is only one part of the solution to facilitate land ownership transaction, but it may positively influence the housing market, urban renewal, and land formalization. This issue related to the impact of the (r) evolution of the land registry and cadastre in the real estate market and the volume of land registration in Jos is analyzed from several sources after the modernization:

1. Increases in issuing the C of O
3. Impact in the mortgage lending and home subsidy
4. Reductions of land informality
5. Impact of property prices
6. Increase on land building plan approval
7. Boost in requesting more land surveying to control the risk of flawed land registration

To conclude, a final section of this paper focused on the positive impact in a business indicator related to property registry by transforming the Land Registry Office in an example of land governance.