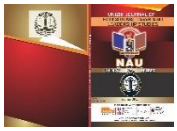

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# ANALYTICAL STUDY OF INFORMATION MANAGEMENT SYSTEM ON LAND ADMINISTRATION AND MANAGEMENT IN ANAMBRA STATE, NIGERIA

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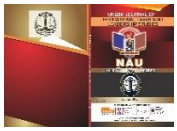
## ABSTRACT

*Manual record keeping in land administration has been in use in most land related departments throughout Anambra State. Most towns in Anambra State have been expanding rapidly with the increasing rate of urbanization. With this rapid expansion, manual record-keeping has become inefficient, time consuming and prone to abuses; this warrants the need for a better system of land administration and management practices. This research therefore, analytically studies the information management system on land administration and management in Anambra state. This study provided an overview of contributions made so far on land information management systems, with the sole purpose of ascertaining the progress recorded and inherent challenges to the existing system. Developers in Anambra State suffer unnecessary delays in obtaining land title and land title information. The scenario has caused failure and abandonment of many developmental projects. A more robust and integrated land information management system that will provide timely land information for the stakeholders in state is imperative. This research studied the opinions of land officers in the Ministry of Lands, registered estate surveyors and legal practitioners in Anambra State. Sample size of 324 was derived using Taro Yamane Formula from the population of the study, while 310 respondents duly completed questionnaires were used for the analysis. In the presentation, analysis and interpretation of data, tabular, statistical and textual modes of data presentation was used. Inferential statistics were used to interpret, or explain the association and relationship that existed between the independent and dependent variables, and inferences were drawn from these relationships using T-Test and Wilcoxon Signed-Rank Test, using Statistical computing package (SPSS). The results identified the problems faced by Land Administration in Anambra State, with lack of proper procedures in registration of land (rural & urban)" having the highest weighted mean and the lowest standard deviation, while "Proper procedures for lodgment of complaints" was dismissed as a problem of Land Administration in the State. It was recommended that the Ministry should establish a website, which will enable e-payment of land taxes, application for C of O and making enquiries about land in the state, initiate an enlightenment campaign to acquaint the general public on the relevance of computerization of land records as well as its inherent benefits to the state.*

**Keywords:** Land, Information Management System, Land Administration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## Introduction

Information management is critical for sound decision making in every facet of life. Harrison, as cited by Obongo (2003), opined that information is the lifeblood which flows into and out of an organization. The success of any enterprise or organization to a large extent depends on the accuracy and timing of the information supplied and its effective use. The Ministry of Lands, Survey and Town Planning in Anambra State, Nigeria, being the custodian of the state land wealth, should effectively tap the potentials of communication and information technology to improve on its service delivery, revenue collection and physical land use planning.

A Land Information Management System (LIMS) is essentially a computerized tool for legal, administrative and economic decision making for land use planning and development. It consists of a structured database with spatial referenced land related attributes and spatial data for a defined area as well as procedures and techniques for systematic collection, processing, updating and distribution of the data to aid in solving land management problems (Pindiga, 2012).

Currently, the world has more or less become a global village and information on a particular phenomenon at one part of the globe may be required by someone at another part, at any point in time. The need for land information computerization and land titling procedure automation is more crucial now than ever before. A functional land information management system should not only ensure that all data relating to land are consistent, correct and up-to-date but should also avail different users their required information without necessarily engaging in generation of new datasets. This entails the availability of land information to government, industry, business, academia and citizens to meet their needs through easy and simple access solutions (Akingbade, 2005).

In many countries, improvements to the existing land administration systems are driven by developments in technology. Land and property datasets grow larger in volume as population expands. Consequently, the need for a reliable means of storage and easy retrieval of land information in support of development becomes critical and ever more urgent. Both the administrators and users of land information need accurate and up-to-date data (Dale & McLaughlin, 1999).

Additionally, information technology is dynamic; new ideas and inventions are released almost on a daily basis and this should equally reflect in the land information management system. In 2007, Anambra State Government of Nigeria developed and started the use of the Land Information Management System (commonly referred to as ALIMS) hoping to reduce corruption, delays in title registration and enhanced internal revenue generation from state land management. However, challenges of the state land management are still prevalent despite the system which has remained the same. A scale up of the existing system may reasonably solve our problem. A holistic land information management system that captures the needs of all relevant stakeholders is expedient.

**Statement of the Problem**

Lack of digitalised system of operation at Anambra State Ministry of Lands poses numerous problems. One of the major problems encountered is dealing with heaps of files. Most times, carrying files around and storing important information in file cabinets pose a great problem; this always results in loss and/or misplacement of some files, lack of proper documentation, recording and movement of files coupled with the non-existence of a backup system. The method of filing and tracing of movement of documents contribute greatly to the delay in land related transactions. The shortage of trained personnel is also noted as a significant factor hampering effective land administration, because of the absence of sufficiently trained staff, securing a certificate of occupancy is inconvenient and complicated, pushing citizens into informal means or even to backdate the date of ownership to before promulgation of the Land Use Act. The lack of specific information about the land renewal certificate coupled with questions about the duration of the rights of the landholder undermines the effectiveness of the Anambra state's land administration system. These problems led to the emergence of Anambra Land Information Management System (ALIMS) in year 2007. Notwithstanding, the ministry is still faced with lack of necessary working tools and equipment, uneasy access to information, engagement of unqualified personnel, and misplacement of documents. Thus, manual record keeping in land administration has been in use in most land related departments throughout Anambra State.

Lack of sufficient data/information has thrown both the state and the ministry into chaos because of constant redesigning or dezoning. Land being a valuable asset, transaction over it must be properly filed and documented mostly in the Land Registry to know when acquired or when released or even when revoked. The activities of the non- professional in the system have become a serious problem. Several investors today neglect legal notices and Caveat Emptor, that many had been duped and lured into danger of purchasing one parcel of land over and over from numerous "owners". The bureaucracy in the ministry system often causes great delay in the processing system, imagine where files pass through several desks, often in different ministries and parastatals that are kilometres apart, and it is not unusual for documents to get lost in transit. . The high rate of fees imposed as premium and ground rent including other developmental charges has discouraged many investors both private and public. Most land officer see these loopholes as an avenue to make wealth and thereby embark on fraudulent acts. The problem faced by this study is fashioning out an effective and reliable solution to the numerous drawbacks to the activities of the ministry; more so, this study analytically studies Information Management system on Land Administration and Management in Anambra State.

**Aim and Objective of the Study**

Improvements in information systems are essential due to constant changes in the ways activities and outputs are carried out and expected. Land information is very crucial for any meaningful investment; investors must determine location choice of investment and many a time, the time taken to arrive at a consensus contributes to the overall successes or failure of a project. Delays in obtaining land information in Anambra State is a serious challenge. Specific objectives were to:

1. Identify the problems faced in land administration in Anambra State.

2. Ascertain the prospects and capabilities of Anambra land information management system on land administration.

## Literature Review

### Concept of Land Administration

Land administration is a fundamental concept for making the land sector in countries in operation. Similarly, implementing a sufficient Land administration system can support the sustainable developments for the countries. Several definitions of land administration can be found in the literature, which refers to dealing with it from different aspects. For instance, the United Nations Economic Commission for Europe (UNECE) defined land administration as a "process" of recording and disseminating information about land's ownership, value and use to achieve certain objectives (UNECE, 1996). Peter Dale and John McLaughlin (1999) developed a definition for land administration as "public sector activities" that is needed to enhance core functions of land which includes land transfer, land use, land development and land valuation (Dale & McLaughlin, 1999). Furthermore, Food and Agriculture Organization of the United Nations (FAO) defined land administration as "set of systems and processes" that leads to conduct effective land tenure (FAO, 2002). In addition, another aspect that has been identified in the literature is the regulatory framework for the LAS that concerns land information (Lyons & Satish, 2001). What is common in these definitions is that LA is described as a process, meaning, it is dynamic in nature, evolving and requires periodic assessment.

### Land Records and Title Registration

Maintenance of comprehensive and robust land records which are easily accessible by stakeholders is one of the most important issues facing governance today. "Land Records" itself is a general term and can include records such as the register of lands, Records of Rights (RoRs), tenancy and crop inspection register, mutation register, disputed cases register, etc.

Title registration systems is an authoritative record of the rights to clearly defined units of land as vested for the time being in some particular persons or bodies, and of the limitations, if any, to which these rights are subject and kept in a public office. With certain unavoidable exceptions, known in the English system as 'overriding interests', all the material particulars affecting the title to the land are fully revealed merely by a perusal of the register which is maintained and warranted by the State (Simpson, as cited by Selebalo, 2004).

To ensure that the land records under the title registration systems are authoritative and warranted by the State requires the lengthy processes of adjudication and surveying to cadastral standards, which are usually rigorous. The processes of land registration in many African countries can be quite time consuming; it still takes over six months to obtain a registered title (Steyn, 2003). It is therefore not surprising to find that there have been a number of initiatives to bypass the formal land registration system and to create land records that can be used for development projects.

In Nigeria, land instrument registration is the predominant land record. The Land Registration Act No. 36 of 1924 as variously amended is the major law regulating land registration in Nigeria, and it has been adopted and re-enacted in most states under different nomenclatures (Nuhu, 2009). The

Land Instruments Registration Laws of the various states and the federation have been expressly ratified by S. 48 of the Land Use Act of 1978 to the extent of their conformity with the Act. Section 315(5)(d) of the 1999 Constitution provides for the sanctity of the Land Use Act. The Constitution thus gave the Land Use Act a strong footing. These laws prescribe for the establishment of a land registry in the respective state under a land registrar charged with the responsibilities of registering instruments affecting land in the state and keeping the registers, books and files in relation thereto safe.

**Types of Land Registration Systems**

There are three main types of land registration systems:

1. Private Conveyancing,
2. Registration of Deeds, and
3. Registration of Title.

**Private Conveyancing**

In a private conveyancing system, land transactions are handled under private arrangement. Interests in land are transferred by the signing, sealing and delivery of documents between private individuals with no direct public notice, record, or supervision. The pertinent documents are held either by the individual to the transaction or by an intermediary such as a notary. In such a system, the state has little control over the registration process (save for regulating the intermediaries), and there is little if any security for errors or fraud. This system is known to be invariably slow and expensive (Dale & McLaughlin, 1999). Despite these serious limitations, notarial versions of private conveyancing are still in operation in some parts of Latin America.

**Registration of Deeds**

Under this system, a public repository is provided for registering documents associated with property transactions (deeds, mortgages, plans of survey and so forth). There are three basic elements in deeds registration: the logging of the time of entry of a property document, the indexing or referencing of the instrument, and the archiving (i.e., storing) of the document or a copy thereof.

Many versions of deed registration system exist today; however, they all center on three core principles (Nichols, 1993), which are:

- **Security:** Registration of a document in a public office provides some measure of security against loss, destruction, or fraud.
- **Evidence:** Registered documents can be used as evidence in support of a claim to a property interest (although they cannot provide an assurance of title).
- **Notice and priority:** Registration of a document gives public notice that a property transaction has occurred and, with exceptions, the time of registration provides a priority claim.

Deeds registration provides a means for registering title documents only; it does not register title to a property. Registration is often not compulsory and, as a general rule, many rights are not registered. Reviewing and assessing all the documents required to determine the validity of

a claim to ownership can often be extremely tedious and expensive to undertake, and sometimes open to disputes (Dale & McLaughlin, 1999).

Registration of deeds is the predominant system of land registration in Nigeria today. Each state in Nigeria has its own Land Instruments Registration Law (Imhanobe, 2007).

**Registration of Title**

In this system, the register describes the current property ownership and the outstanding charges, obligations and liens. Here, registration is usually mandatory, and the state plays an active role in examining and warranting transactions. In most countries where this system obtains, the entry in the register becomes the proof of ownership. This is because in most cases, once a title is issued, it becomes irreversible. If someone with a better claim to the land resurfaces and establishes his claim, he does not recover 'his property' but rather has a remedy against the state in indemnity (Burdon, 1998).

**Land Administration in Anambra State**

UNECE (1996) noted that introducing a new land administration system is a huge and time-consuming process, requiring solid investigation. It emphasised the importance of an improved organisational structure and noted that legislation, organisation and funding are frequently more complex to solve than technical issues. Improving availability to land registration and cadastral information means realigning the people (personnel, organisation, expertise and lifestyle), modification of processes (rules, regulations and procedures) and technological shift (e.g., automation, from hard to soft copies). Organisational structures, policies and processes have to change and this is more realistic within the framework of a redesign of business processes with a view to achieve improvements in performance.

Molen (2002), on the dynamic aspect of land administration: an often-forgotten component in system design. The Researcher analysed the developments that will have heavy impact on the concept and design of land administration systems. He recommended that "when designing a land administration system- special attention is paid to the specification of the system (e.g. processes and workflow management) so that it ensures the responsiveness of the system to both spontaneous and planned developments concerning land in the society". The notion here is that system design should give adequate attention to static and dynamic aspects of land tenure, land value and land use. A clear knowledge of the present and future requirements of users is a prerequisite for making specifications for the design of a system, and working procedures must be analysed and built into processes that could support a land administration system. Another important lesson from Molen is for the less developed countries to develop manageable systems that could be easily extended; he opined that large, all-embracing systems, such as the 'legacy' systems of many western countries have obstacles in keeping pace with societal needs and improvements. Section 28(1) of the Land Use Decree of 1978 provides that it shall be lawful for the Military Governor to revoke a right of occupancy while section 29(1) (4) goes ahead to prescribe the method of assessment of compensation. Acquisition of land is affected by using perimeter survey and survey description prepared by the surveyor general's office to acquire land for overriding public interest. It is important that the particular public interest is mentioned in the

acquisition notice, which must be signed by the Executive Governor of Anambra State or the Commissioner. The revocation notice is published in the state Government Gazette, thereafter the affected communities/individual/organization are duly served with the notice, such notice also pasted at public places like churches, schools, market place etc. The public officer who served the notice must swear to an affidavit of service at the relevant court. Thereafter, the lands department embarks on crop enumeration and valuation of structures, unexhausted improvement in accordance with the land Use Decree. It is important to emphasize that acquisition is not complete until adequate compensation is paid.

**Empirical Studies**

The study observed that land administration in Anambra States is faced with problems such as, lack of proper documentation, recording and movement of files coupled with the non-existence of a backup system, cumbersome process of getting the right-of- occupancy, frequent changing of public officers, poor record-keeping, among others. Some researchers who worked on similar study were reviewed.

According to Morenikeji, Ayorinde and Owoyele, 2001, the practices of land administration in – Oyo and Niger States, in the light of the Land Use Decree of 1978. Observed that land administration in both states is wrought with problems such as inability of the states to meet the land requirements of the public, cumbersome process of getting the right-of-occupancy, frequent changing of public officers, poor record-keeping, inability of government to pay compensation in respect of acquired land, among others. These problems in turn were found to have contributed to physical planning problems. In spite of the decree, it was found that illegal land transactions are still going on in both states and there is constant conflict between the local government authorities and the town planning department over the allocation of plots and use of land. The paper therefore called for an urgent review of the appropriate section of the decree to allow genuine property developers to have access to larger plots of land, intensification of planning education at the local government level, encouragement of staff training in the field of Geographical Information System (G.I.S) among others.

According to Birner and Okumo, 2011, on the Challenges of Land Governance in Nigeria. The study presents the findings of a case study on land governance in the Ondo State of Nigeria. A conceptual framework based on concepts of organizational theory is presented to guide the study. The empirical part of the study focuses on two cases of land registration and two cases of land acquisition. A participatory mapping method called â€œProcess Net-Mapâ€ was used to identify the actors and the processes involved. The study shows that the costs of land registration are around 10 percent of the land value if landowners have access to intermediaries and if they can pay for privately provided land services in cash. Otherwise, landowners may incur much higher costs due to governance problems. In the case of land acquisition by the state, the study found that major problems do not arise because of a lack of land registration, but rather because of governance problems involved in the disbursement of compensation funds.

According to Gberu and Okumo, 2016, on land administration service delivery and its challenges in Nigeria. The paper assesses the nature of land administration service delivery in Nigeria using

data collected from three sets of participants in land administration processes: 76 service providers, 253 beneficiaries, and 172 professionals. The data were collected from eight states selected from the six geopolitical zones of the country—Cross River, Benue, Bauchi, Ekiti, Enugu, Kaduna, and Lagos states, plus the Federal Capital Territory (Abuja). These were chosen because they are considered to have advanced land administration systems. Their findings show that land registration processes in Nigeria take a long time: nearly 80 percent of beneficiaries and 41 percent of professionals responded that land registration took more than two years to complete after first applying. This difference between beneficiaries and professionals may stem from the fact that many professionals, who generally are better educated, may know more about the application process than do beneficiaries and are able to navigate the process more efficiently. Land registration information guidelines seem to be rarely available to the public. Consequently, the dominant means of access to land administration institutions is through direct contact. Coordination among governance structures put in place by states for land administration also was found to be poor, especially in Bauchi and Enugu states, where very low levels of cooperation on issues related to land administration reforms were observed.

## Research Methodology

### Research Design

The research design undertaken for this study is comparative design. The study is comparative and involved collection of data. The instrument used for collection of data is questionnaire, interviews and personal observation. Descriptive analyses were used to summarize the collected data collected. Tables, simple percentage and ranking were also used.

### Population of the Study

This research studied the opinions of land officers in the Ministry of Lands, practicing estate surveyors and valuers and legal practitioners in Anambra State. The population was chosen because they are mostly involved in land related matters or transactions and they also act as consultants/representatives to title holders.

### Sample Size and Sampling Technique

In order to determine the appropriate sample size (n) from the accessible population, the total population of (1,713) which consist of Practising Estate Surveyors and Valuers (142), Land Officers (36) and Legal Practitioners (1,535) was used to determine the sample size using the statistical formula of Taro Yamane and a sampling error of 0.05 adopted.

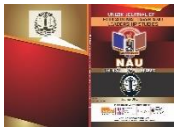
### Sources of Data Collection

### Primary Data Collection

These are information gathered by the researcher for the purpose of this study and was sourced from direct oral interviews, questionnaire, and physical observations of happening in the ministry of lands.

### Secondary Data Collection

The secondary data was derived from published and unpublished documents related to the study such as textbooks, journals, reference to other people's work, internet materials etc.



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**Reliability of the Instrument**

Administered questionnaire were corrected by the researcher. Self-administered questionnaire was served to the sampled professional. The questionnaires were prepared to commensurate with the variable definitions.

**Testing of the Hypotheses**

**Hypothesis 1:** Land Administration in Anambra State has no significant problem.

**Table 1: Land Administ ration Problems**

| | N | Minimum | Maximum | **Mean** | Std. Deviation |
|---|---|---|---|---|---|
| Smooth movement of files without interference | 310 | 1.00 | 5.00 | **3.5226** | 1.47179 |
| Proper procedures in registration of land (rural & urban) | 310 | 1.00 | 5.00 | **3.9516** | 1.28001 |
| Registration of land rights | 310 | 1.00 | 5.00 | **3.4806** | 1.51944 |
| Proper procedures for lodgment of complaints | 310 | 1.00 | 5.00 | **2.6290** | 1.64321 |
| Land subdivisions & Allocation | 310 | 1.00 | 5.00 | **3.4129** | 1.30861 |
| Settlement of land Disputes | 310 | 1.00 | 5.00 | **3.8097** | 1.42308 |
| Proper collection of land taxes | 310 | 1.00 | 5.00 | **3.6129** | 1.36715 |
| Adequate data sets | 310 | 1.00 | 5.00 | **3.3903** | 1.35313 |
| Sound institutional arrangements and support | 310 | 1.00 | 5.00 | **3.4903** | 1.48724 |
| Proper storage of information (documentation) | 310 | 1.00 | 5.00 | **3.2194** | 1.49982 |
| Authorisation in change of land use | 310 | 1.00 | 5.00 | **3.3194** | 1.58409 |
| Valid N (list wise) | 310 | | | | |

**Table 2: One-Sample Statistics**

| | N | Mean | Std. Deviation | Std. Error Mean |
|---|---|---|---|---|
| Problems faced in Land Administration in the State | 11 | 3.439882 | .3410927 | .1028433 |

**Table 3: One-Sample Test**

| | Test Value = 3.0 | | | | | |
|---|---|---|---|---|---|---|
| | t | Df | Sig. (2-tailed) | Mean Difference | 95% Confidence Interval of the Difference Lower | Upper |
| Problems faced in Land Administration in the State | 4.277 | 10 | .002 | .4398818 | .210733 | .669031 |

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**Decision Rule:** Accept the null hypothesis if the probability value is greater than or equal to 0.05, otherwise, reject the null hypothesis.

**Decision, Conclusion and Reason:** From the analysis above, it shows that the probability value (0.002) is less than alpha value (0.05), the researcher therefore accept the alternative hypothesis H1 which states that problems faced in Land Administration in Anambra State have been significantly addressed by ALIMS.

**Hypothesis 2:** There is no significant difference between the Land administration of Anambra State before and after the introduction of ALIMS

**Test 2: Wilcoxon Signed Ranks Test for difference between the Land administration of Anambra State before and after the introduction of ALIMS**

**Table 4: the average mean value of the tasks in land administration in Anambra State before and after the introduction of ALIMS**

| S/N | Tasks | **Before** | **After** |
|---|---|---|---|
| 1 | Deed of release | 2.57 | 18.5 |
| 2 | Mortgages | 5.57 | 29.7 |
| 3 | Certificate of occupancy processing | 126 | 510.3 |
| 4 | Property search | 21.57 | 82.6 |
| 5 | Registration of Deed of assignment | 12.71 | 27.1 |
| 6 | Registration of power of attorney | 93.42 | 211.1 |
| 7 | Certified True Copy | 9.71 | 25.8 |

**Table 5: Ranks**

| | | N | Mean Rank | Sum of Ranks |
|---|---|---|---|---|
| Land administration of Anambra State after the introduction of ALIMS - Land administration of Anambra State before the introduction of ALIMS | Negative Ranks | 0[a] | .00 | .00 |
| | Positive Ranks | 7[b] | 4.00 | 28.00 |
| | Ties | 0[c] | | |
| | Total | 7 | | |

**a.** Land administration of Anambra State after the introduction of ALIMS < Land administration of Anambra State before the introduction of ALIMS

**b.** Land administration of Anambra State after the introduction of ALIMS > Land administration of Anambra State before the introduction of ALIMS

**c.** Land administration of Anambra State after the introduction of ALIMS = Land administration of Anambra State before the introduction of ALIMS

**Table 6: Test Statistics[b]**

| | Land administration of Anambra State after the introduction of ALIMS - Land administration of Anambra State before the introduction of ALIMS |
|---|---|
| Z | -2.366[a] |
| Asymp. Sig. (2-tailed) | .018 |

a. Based on negative ranks.

b. Wilcoxon Signed Ranks Test

**Decision Rule:** Accept the null hypothesis if the p – value is greater than or equal to 0.05, otherwise, reject the null hypothesis.

**Decision, Conclusion and Reason:** From the analysis above, the p – value (0.018), is less than alpha value (0.05), the researcher therefore accept the alternative hypothesis H1 which states that operation of Land administration of Anambra State after the introduction of ALIMS yielded higher outputs when compared to Land administration of Anambra State before the introduction of ALIMS.

**Summary of Findings**

From the research carried out, the following findings were derived.

1. The present state of Land Information Management System in the State is Digital, even though it has been mixed with some Analogue features; this further highlighted that the system is almost fully digitalized.
2. The study concluded that Prospects and capabilities of Anambra Land Information Management System on Land Administration are: Source of revenue to the state, Ability to trace parcel of land's history to root title, Codification of processes involved in land transaction, no compromise on data security and facilitating secured and easy transfer of land rights.

**Conclusion**

The following conclusions were drawn from the analysis done. The Prospects and capabilities of Anambra Land Information Management System on Land Administration when being fully managed and utilized were highlighted. It also took into account the prevalence Problems faced in Land administration duties in the State. There are remarkable increments in the quantity of output in the Ministry after the introduction of ALIMS. The study also revealed a number of effects of Anambra Land Information Management System on Land Administration in the study area.

The results of the hypotheses are; the problem faced in land administration have been significantly addressed by ALIMS performance; there is significant difference between the Land administration of Anambra State before and after the introduction of ALIMS; and the effects of ALIMS on Anambra Land Management are statistically significant.

**Recommendations**

In the light of the conclusion drawn from the analyses above, the following are hereby recommended that:

1. Ministry of Lands and Survey should establish a website, which will enable e- payment of rents, application for C of O and making enquiries about land in the state.
2. Adequate needs assessments should be undertaken to determine work flow and processes as well such data that will be required for the successful implementation of ALIMS.

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