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**HOW CAN NIGERIA
BENEFIT FROM
URBANISATION?**

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PLANNING AND GOVERNANCE OF INFORMAL URBAN DEVELOPMENT IN NIGERIA



Objectives of the Research

- Explore land acquisition, planning and sub-division processes for informal urban development;
- Explore arrangements under which informal developments are provided with infrastructure and services;
- Explore the governance processes and management practices used under the informal urban development system;
- Assess the cost of planning and land sub-division including access to infrastructure and services; and
- Assess the level of equity and fairness under the informal urban development system particularly for the marginalised such as the poor and women.

Informal Land Development

- Based on insights from UN-Habitat (2003) Adam (2014), informal developments are developments, which contravene official laws regarding occupation of land, its use, sub-division standard, transfer and side-stepping requirements for building permit.
- The UN-Habitat (2008) estimated that Nigeria's urban slum population alone as a percentage of the country's urban population rose from 65% in 2000 to 65.8% compared to 69.6% and 63% respectively for SSA.

FINDINGS

Informal Urban Land Developers

- Informal urban developments are undertaken by all categories of people including those from low, middle and high income groups as well as those with different levels of education, and engaged in both formal and informal sector employment.
- In Nyikangbe established that the majority of the respondents (64.4%) earned, on average, N80, 000 or more a month compared to 44% in Ugbo Odogwu
- This implies that the majority of the respondents actually were in the middle income category or above (Robertson et al., 2011).

- In Nyikangbe the survey also showed that 32% and 23% of the respondents were civil and public servants respectively whilst 12.6% (each) were farmers, traders and artisans with 6.9% engaged other forms of occupations
- Conversely, in Ugbo Odogwu, it was established that more of the respondents (44%) were traders whilst 18%, 14% and 8% were civil servants, farmers and public servants respectively

Land Development Process and Governance

- lands in both case studies are predominantly customarily owned; family and communal lands. Prospective developers, therefore, acquire lands from the community leaders (for Nyikangbe – Mai Anguwa and Ugbo Odogwu – Igwe of Abor)
- There are also subsequent transactions where a purchaser resells an acquired land(s). However, land acquisitions are often facilitated by family members, friends and most cases agents who receive commission for their services.

- The land acquisition processes also entails the survey, demarcation and identification of relevant lands as well as the issuance of receipts and transfer documents, which must be endorsed by the Mai Anguwa or Igwe in the relevant communities.
- After acquisition of land, purchasers of lands may proceed to relevant public institutions such as the Urban Development Board in Minna and the Ministry responsible for Lands in Enugu to obtain C of O (perfect their titles or register their lands).

- In Nyikangbe, some form of collaboration existed between the Mai-Anguwa Office and the planning authorities at the Urban Development Board. Planning officials will have to inspect the subject land and liaise with the Mai-Anguwa to ascertain the true ownership status of the land.
- Developers could commence development immediately after the purchase of land. However, in Ugbo Odogwu purchasers of land have to obtain permission letter from Udi LGA and pay fees such as youth development fee (Ogbonecheagu) before development can take place.

- Land disputes are also resolved by the Igwe and his elders, and in a relevant situation the police and the Law Courts. In Nyikangbe, the Mai-Anguwa has established a committee that carries out regular inspection of developments in the community to ensure that developments conform to set norms and lands earmarked for infrastructure such as roads are not encroached.

Access to Infrastructure and Services

- Government's commitment towards infrastructure and service provision is minimal.
- The minimal government efforts in infrastructure provision in these communities have often come on the back of political promises usually made by politicians to advance their interests.
- The few infrastructure and services in these communities are often carried-out through self-help and household contributions.

Cost relating to Informal Urban Development Processes

- The cost relating to informal urban development processes is both direct and indirect.
- Direct cost comprises professional fees for survey and demarcation of land, sub-division of land, transfer deed cost, community leaders endorsement of transfer of deed honoraria, estate agent commission for facilitating land acquisition, youth development fees (in the case of Ugbo Odogwu) and household financial contribution towards infrastructure and service provision.

Cost of Land Acquisition

(Minna and Enugu)

Item	Nyikangbe (Minna)	Ugbo Odogwu (Enugu)
Price of land (0.045ha)	N500,000	N3,000,000
Cost of Survey and Demarcation	N32,000	N60,000
Site Plan Cost	N15,000	N50,000
Transfer document deed	N17,000	N20,000
Professional fee (Land Agent)	N20,000	N30,000
Signing fee (median)	N10,000	N30,000

- The indirect cost consists of cost such as cost of time lag, commuting cost for follow ups to expedite action on the implementation of informal development activities, commuting and waiting times, and in-kind contribution towards infrastructure provision.
- Overall, the direct costs constituted the bulk of the cost
- There were significant differences in the assessed costs for Nyikangbe and Ugbo Odogwu. The assessed costs were substantially higher in Ugbo Odogwu.
- For land acquisition cost, the difference in cost between the two communities was about 97.2%.
- For cost relating to sub-division of land, the difference in cost was 69%.

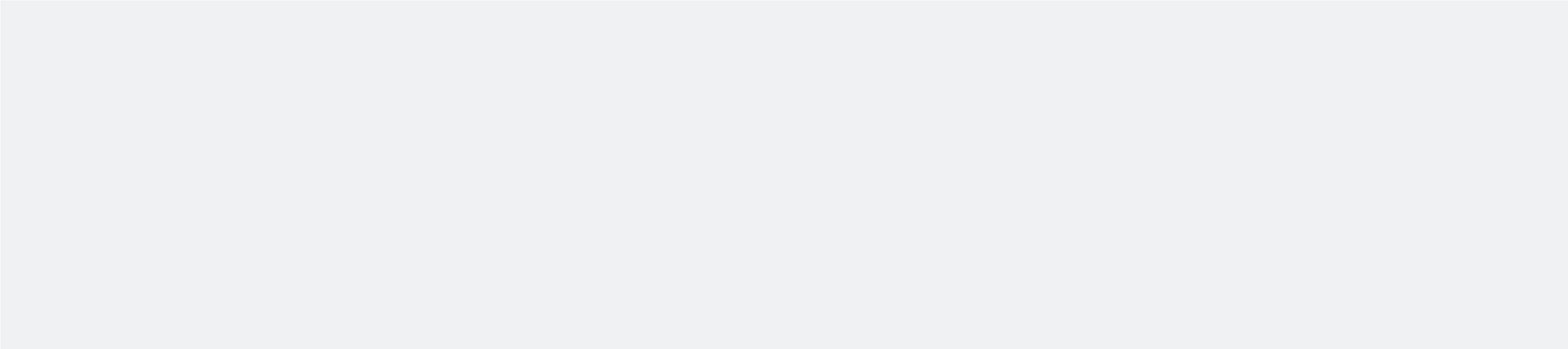
Equity in Land Development and Management

- Outcome from the focus group discussions and the interview surveys largely demonstrate that there is:
 - Unequal access to land and other resources
 - Lack of participation and inclusion of community members in land development and management processes with the poor and women mostly being at a disadvantaged position.

- Although the majority of respondents in Nyikangbe noted that there is equal opportunities for land purchases, one needs to have the financial resources to utilise such opportunities. This means that the poor cannot access such opportunities.
- Access to land through sharing of family properties or inheritance does not favour women as the prevailing customary norms and practices give men precedence over them.

Strengths and Weaknesses

- The flexibility of the informal development processes
- It presents opportunities to prospective developers to commence development expeditiously
- Its ability to provide developable lands to a significant proportion of the urban population.
- For example, whilst purchasers of land under the informal urban development system could in most cases commence development of their lands after purchase of land, their counterparts under the formal system may have to wait for over a year to obtain development permit to be able to do so.

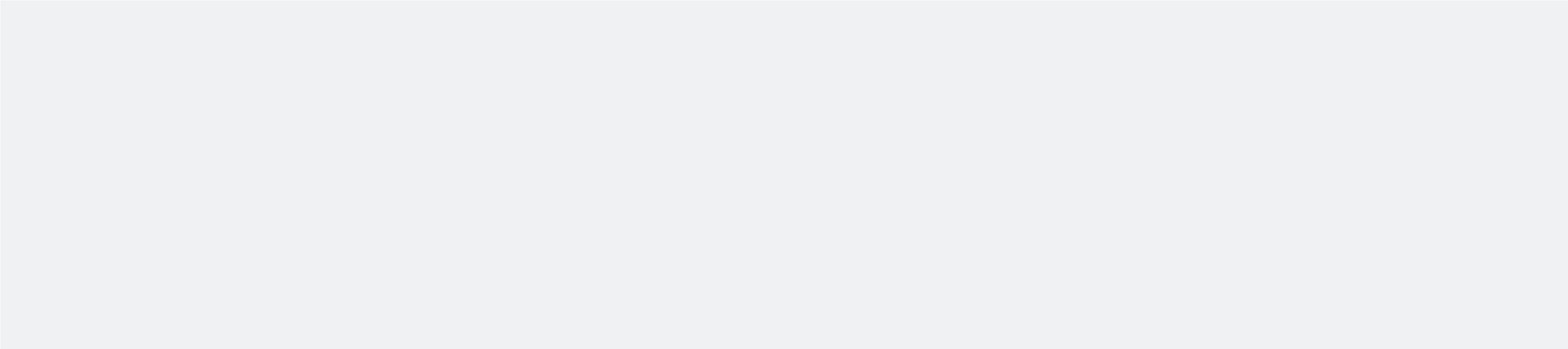


Conversely, the findings also emphasised the shortcomings of the informal development system:

- The unplanned nature of developments, their lack of adequate infrastructure and services.
- The creation of the platform for some actors especially prospective purchasers of land to be susceptible to exploitation by unscrupulous persons.
- The tendency of some of the system's processes to result in disputes over land ownership.

CONCLUSION

- Informal developments in Nigeria's entire urban development and management are very important and require serious policy attention.
- There is somewhat existing organised system for land acquisition, sub-division of land for development and other land development and management processes, such as development control, resolution of disputes over land ownership and access to infrastructure and services.
- There are already areas where actors within the informal urban development systems continue to collaborate with utility agencies and other formal urban development and management institutions.

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- The informal urban land development system as it operates in the case study communities currently does not promote equity in land development and management.
 - In particular, the poor are increasingly being deprived of access to developable land and inclusion in land development and management processes

RECOMMENDATIONS

Collaboration

- There should be constant collaboration and dialogue between the actors in both the informal and formal development systems as well as other stakeholders such as NGOs and CBOs, academia and international development agencies like the DFID to devise pragmatic and comprehensive urban development and management policies and programmes, which are receptive and acceptable to all interest groups in Nigeria's urban environment.

Leveraging the Strengths of Informal Development Arrangements

- The findings from the research established that the informal urban development system has somewhat organised arrangement for land acquisition, sub-division of provision.
- In the area of access to infrastructure and services, the research noted the readiness of informal communities to make contribution to infrastructure and service provision through self-help and household financial contributions.

Promotion of Pro-marginalised Land Development and Management Programmes

- The collaboration and dialogue between actors in both the informal and formal urban land development system should promote and also ensure the institution of equitable practices in land development and management processes.
- The policies and programmes should promote accountability and ensure that community members benefit from the proceeds of their land resources.

Group Picture from Stakeholder Workshop Participants in Enugu



Women participating in Focus Group Discussions in Minna



THANK YOU

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