

Full Length Research Paper

An appraisal of the procedures for direct grant and conversion of statutory right of occupancy in Kaduna, Nigeria

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Land has remained an indispensable companion to man providing a base for his activities; thus, a basic necessity in life in which all activities has a link with. In most parts of Nigeria, Kaduna inclusive, land acquisition is a sensitive issue and is beset with a lot of problems. Thus, the introduction of the Land Use Decree 1978 which was an attempt by the Federal Government of Nigeria to solve these problems. But till date these problems still persist. It is against this background that this paper is embarked upon with a view to identifying the challenges bedeviling the land acquisition process using Kaduna as a case study. The findings of this study bring to fore the problems that are encountered in acquiring land such as lack of modern technology and information storage/retrieval systems; corrupt practices of the staff of the ministry; political influence and delay in the process among others. Amongst its recommendation includes advising the ministry of lands, survey and country planning to re-certify all land documents in the study area as is currently the case in the Federal Capital Territory Abuja with a view to having an up to date record of all land and transactions on them.

Key words: Alienation, Kaduna, land, land use act, statutory right of occupancy.

INTRODUCTION

Land is an often key factor in determining man's socio-economic and political state as land provides man with shelter, food and also serves as raw material for further productions. Access to the land is thus an important issue to both the populace and the controlling authority as the problem on how to distribute or allocate land has and is still is a source of conflict in many societies. In the past,

many countries have been engaged in wars over the right of possession of land and over the attempt by authorities to exercise firm control over its allocation, disposal, exploitation and management.

In Nigeria, control of land started as far back as the pre-colonial era when tenure of land rested on communities; thus community leaders held land in trust

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for their subjects to make use of it on request either for cultivation of crops, grazing and/or building. With the arrival of the early missionaries and the spread of Islam through the coastal and trans-Sahara trade, new ideas were developed which improved the traditional system of land holding. Such innovations included the Land Proclamation Act 1900, Land and Native Ordinance 1916, Land Acquisition Ordinance of 1917 and the Public Land Acquisition Act 1956.

After independence in 1960, the government initiated a land reform program termed the Land Tenure Law of 1962 after which came the Land Use Decree of 1978.

The Land Use Decree, which is the current legislation on land, is aimed at ensuring even distribution of land resources to all Nigerians. However, one thing remains a challenge in property development with the coming of this decree and that is land acquisition for property development purpose. It is a challenge because there are many difficulties associated with land acquisition

Kaduna has a high population density, an extended network of roads and has an impressive commercial base leading to high demand for land. This increased pressure in acquiring land for various purposes has exposed the inherent problems in the acquisition process.

Statement of research problem

Land is man's indispensable companion as it provides a base for all man's activities; therefore, a basic necessity in life in which all activities have a link with the land. Its acquisition is a sensitive issue and in most cases is beset with problems because some see the process as complicated. The Federal Government of Nigeria has made several efforts to do away with this complicated process; thus the introduction of Land Use Decree 1978. It is then surprising that this provision of the act has not solved this problem involved in respect of land allocation and alienation. It is against this background that this project is embarked upon with a view of identifying the specific problems militating against the process of land acquisition in Nigeria and proffering solution to the identified problem using Kaduna as a case study

Aim of the paper

The aim of this research is to examine the challenges involved in the process of land acquisition, conversion and transfer of instruments within Kaduna State.

Nevertheless, the specific objectives pursued include determining the process of acquiring direct grant of Statutory Right of Occupancy (SRO); determining the process involved in the conversion of Customary Right to Statutory Right of Occupancy and determining the average period involved in each of the process above

THEORETICAL BASIS

Government involves itself in variety of administrative duties relating to land and land resources such as land allocations, development control, land reclamation, afforestation/re-afforestation, form of land uses and its problem etc, thus making policies and carrying out programmes and continuously planning for more orderly and efficient use of land. These policies are designed to improve the use of land resources and the condition of property rights upon which people work and live (Drabkin, 1997).

The act of administering land in Nigeria can be traced to the pre-colonial era when tenure of land rested on communities differing from one region to the other, although commonly, community leaders held land in trust for their subjects to make use of it on request either for cultivation of crops, grazing and/or building. Land indeed belongs to the heir "*Son of the soil*" especially among the Yorubas and the Ibos.

In the northern parts, where Kaduna is situated, the situation was also the same where the Emirate held land in trust for its subjects, and lands were communally farmed. But with the arrival of the early missionaries through coastal and trans-Sahara trades; the spread of Islam and the abolition of the slave trade brought about new ideas in the traditional system of land holding, which witnessed the introduction of certain land policies in the country including the Land Proclamation Act 1900, Land and Native Ordinance 1916, Land Acquisition Ordinance of 1917, Public Land Acquisition Act 1956, Land Tenure Law of 1962 and others, until the emergence of the Land Use Decree of 1978.

The Land Use Decree came into effect in Nigeria on 29th day of March 1978 as a result of the recommendations of a panel set-up in 1977 to examine the steps necessary for controlling future land use and also opening and developing new land for the need of government of the country in both rural and urban area. The panel was also charged with the responsibility of undertaking an in-depth study of the various land tenure, land use and conservation practice in the country and make recommendations. Therefore, the Land Use Decree which later became the Land Use Act in 1979 during the Shagari regime had some powers vested in governor of a state in respect of the land use as including the power to Grant Certificate of Occupancy to any person for all purpose and to issue him/her land an evidence of such grants.

The Land Use Decree, which is the current legislation on land, is aimed at ensuring even distribution of land resources to all Nigerians; but its adequacy or otherwise lies in its operations procedure, as Rotimi Idowu, affirmed, in a newspaper article titled "Land Allocation Ownership and Registration", that "it's very difficult to register land in Nigeria particularly in Lagos State which is supposed to be a simple process for the purpose of

registration and this is owing to the fact that the process is very difficult". While Kola Akomolede, in the same newspaper article said, "change is required in the area of governors' consent to land and property transaction because the process is so difficult in some states of the federation". He is also opposed to the situation where the application for consent has been turned into money making venture

With such problems bedeviling land in Nigeria, one will have expected researchers influx in finding out what the exact challenges are and the way forward; rather considerable research efforts have concentrated on housing market while a few empirical studies exist on the general ordeals involved in attempt to secure land. Ominrin (2002) confirms that much attention has been devoted to housing problem but not enough attention is paid to the constraints of accessibility to land which in fact constitutes serious obstacle to efficient housing provision. Ominrin and Antwi (2004) argue that empirical studies that enhance understanding of formal and informal urban land delivery are relatively scarce. Ikejiofor (2004) shares a similar opinion that there have been little in-depth researches on new institutional approach to land management that could improve accessibility to land. The National Housing Policy launched in 1991, with the ultimate goal of ensuring all Nigerians have access to decent housing at affordable cost by the year 2000, has been discovered to lack appropriate framework for access to land among others, thereby rendering the policy incapacitated in making the desired impact.

Furthermore, Aluko and Amidu (2006) reported that if Nigeria is to achieve meaningful level of economic development and achieve her goal of becoming one of the best twenty world economies in the year 2020, the issue of accessibility to land cannot be accorded less priority. Thus for the achievement of shelter for her citizens, challenges bedeviling the land accessibility process must be curtailed as Payne (2005) emphasized that there is an urgent need to create conditions in which all sections of urban society especially the poorest and most vulnerable can obtain access to legal and affordable shelter in the ways that prevent the need for future distortion in urban development and land market.

In responding to the likely causes of such challenges, Butler (NA), in his paper which is one of the products of a project of the Foreign Investment Advisory Service of the International Finance Corporation on business access to land in Nigeria, concluded that there are a number of reasons why the land acquisition procedures are inefficient which include lack of electronic cadastre, title and planning records; land information systems; Greater reliance on private sector professionals; Multi-tasking etc. Also Bello (2007), while reflecting on the Land Use Act, observes that the Act guarantees equal accessibility to land only in concept. Ominrin (2002), in a similar reaction, opines that while indeed land has become easier and cheaper for public use under the Land Use Act, access to land for private developments appears to have become

even more difficult than ever before.

Mabogunje (2003) documents that the experience of inaccessibility which characterized urban land market has forced most urban dwellers into abject poverty owing to lack of legal titles for securing loans to invest either in construction of desirable shelter or purchase of equipment for economic pursuit.

Thus, against the backdrop of inaccessibility to land, coupled with insufficient relevant empirical research, this paper is structured to analyze the challenges faced in land acquisition in Nigeria, using Kaduna State as a case study constraint to land accessibility in Nigeria.

RESEARCH METHODOLOGY

The basic questions that were focused in this study are as follows;

1. What are the procedures involved and average time taken in the acquisition of interests in land (Initial Grant) from the governor as laid down in the Land Use Act in conjunction with the practice at the ministry?
2. What is the process involved in converting existing Rights of Occupancy acquired from the local government i.e. Customary Rights of Occupancy to Statutory Rights of occupancy (Conversion) and average time taken within this process?
3. How effective are these processes and what are the challenges faced in the process?

Thus the sources of data for this study include the Ministry of Lands, Survey and Country Planning, Kaduna and holders of Statutory Right of Occupancy. Other sources include published works done in relation to this topic.

A set of questions were designed for interviewing the officials of the five departments within the Ministry of Lands, Survey and Country Planning to request their response while a total number of 50 questionnaires were distributed to the holders of Statutory Right of Occupancy in conjunction with personal interviews. Out of the 50 questionnaires distributed, all were retrieved, but 2 of these became null as it was confirmed that the 2 respondents were holders of Customary Rights of Occupancy; thus nullifying their response as they are not holders of Statutory Right of Occupancy. Only 48 questionnaires were valid for analysis.

In terms of the technique, Stratified Random Sampling method was adopted in obtaining information from the respondents where the holders of Rights of Occupancy were stratified into Customary Right holders and Statutory Right holders etc. This method allows for reliability and thoroughness of findings, restricted to statutory holders in Kaduna. The distribution of the questionnaires was done in such a way that the heterogeneous density of the areas was duly considered.

Descriptive method was used in analyzing the data collected. This method entails, stating findings, which are often not supplied by a mathematical representation, and facts that may be discovered during personal observation; thus sometimes giving an explanatory analysis of tabulated data. Meanwhile, the data were analyzed in tabular form and descriptive analysis.

Finally, percentages were got and used for comparison of the information obtained and tables and charts were used to analyze the data obtained from the research work.

RESULTS AND DISCUSSIONS

Procedures for the grant of Statutory Right of Occupancy (Direct Grant)

Of the information gathered from the statutory right

holders, more than 90% of the respondents who acquired statutory rights through the direct grant claim ignorance of the procedures while those who were able to respond positively were in conjunction with the response got from the ministry. This indicates that they understood the procedure.

Furthermore, 90% of the respondents who responded to the questions on the 'procedures actually followed before acquiring direct grants were ignorant of the time taken in most of the stages of the allocation

Although most of them could actually estimate the 'total time taken' from application to grant of such rights, they could not give the clear demarcation of the time taken in each stage. This is represented in Figure 1.

Time taken in the procedures for the grant of Statutory Right of Occupancy (Direct Grant)

The information presented in Figure 2 was gathered from both officials of the ministry and the holders of statutory rights. The stipulated time was provided by ministry officials and the actual time taken was gathered from the responses of the holders of such rights. Here, an average time taken from their response was used.

From the responses of the statutory right holders, it was observed that they had little knowledge on the procedures followed in acquiring such rights; they were only sure of the periods it took them from application to allocation but could not demarcate the distinct stages or the time taken for each stage.

When the response of the allottees on the sum of the entire time-taken from application to actual grant were compared with that of the officials of the ministry, a wide gap was observed as there was over 866% difference where the actual time taken was almost 9 times more than the expected/stipulated time.

It was further gathered that after filling the application forms for the grant of right of occupancy, when returning the form, applicant must submit the following alongside the form;

- i. Receipt of payment for application form
- ii. Receipt of payment for the processing fees
- iii. 3 passport size photographs of the applicant
- iv. Birth certificate/declaration of age of the applicant, and
- v. 3 years tax clearance certificate provided by the applicant

If the applicant on the other hand is not an individual rather a registered entity in terms of a corporate body/ company, then in addition to the above, the following must be provided;

- i. 3 names of Directors/Trustees
- ii. Memorandum and Articles of Association

Once the above is made certain, then the application is

processed through the Land Administration Department and the Survey Departments, after which the file passes to the Land Use and Allocation Committee (LUAC) which is made up of 20 members of which the following must be present;

- i. A lawyer from the ministry of justice
- ii. The General Manager of Kaduna State Urban Planning Development Authority
- iii. The Director, Department of Town and Country Planning
- iv. The Director, Department of Land Administration
- v. Other members as may be appointed by the Governor

Once the files have been considered and approved by this committee, then the consent and approval for allocation is sought from the executive governor after which, if granted, allocations of plots are made to the applicants.

Challenges in the process of acquisition of direct grants

The response of the officials of the ministry was also complemented with the response from the holders of such rights (Table 1).

From the responses gathered, it was discovered that 100 percentage of the personnel interviewed agreed that there is usually a delay in the process of granting SRO, while 80% insisted that applicants also contribute to the delay as they do not pay their premiums on time.

While 60% of them said the ministry lacks adequate modern technology for storage and retrieval of information. For example even the common Land Information System (LIS) and the current Geographic Information System (GIS) are all absent.

On issues of land bank from which land can easily be allocated, 100% of the respondents affirmed that the ministry do not have ready-made lay outs, rather they said that site acquisitions and carving of layouts are usually delayed until applications are received from intending allottees before such is embarked upon; thus causing a great delay in the process.

40% of the respondents were of the opinion that insufficient working materials such as vehicles for the Survey and Inspectorate Division are another setback. Such vehicles are usually used for field surveys and conveyance of field officers such as the surveyors to sites (Table 2).

From the view point of the Statutory Right holders, they all confirmed that the process of Direct Allocation of interest has a political undertone as an applicant 'must' have a connection with either the officials of the ministry or must be introduced by an important political figure before he could be granted an allocation whether or not he meets the requirements of the ministry. This point was closely followed by the duration of time taken between

Knowledge of the procedures time and the time taken in acquiring SRO (Direct Grant)

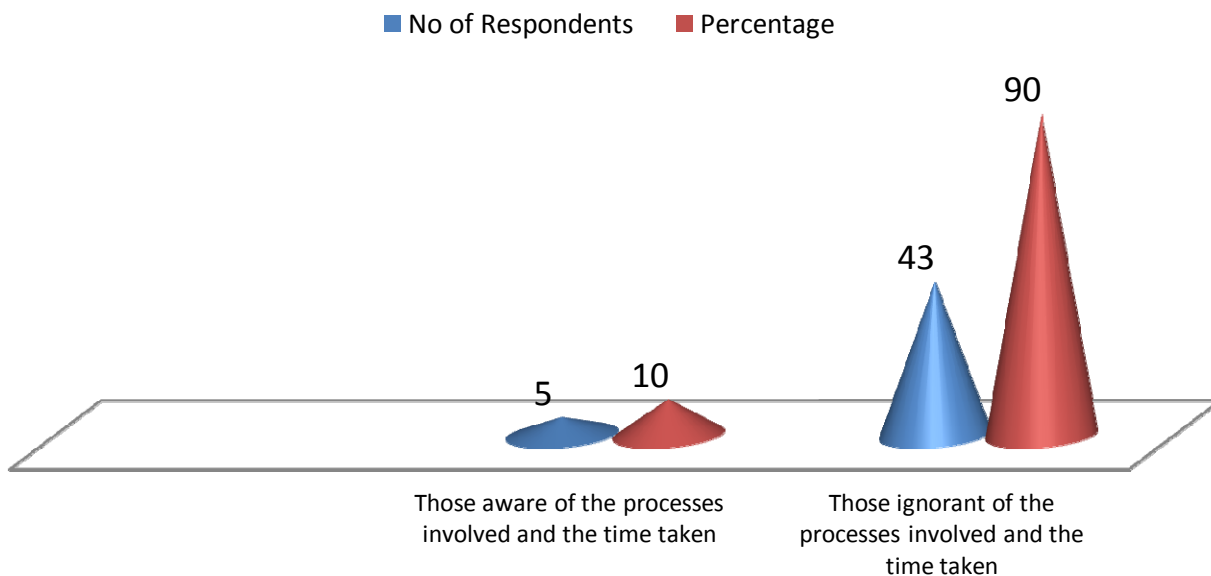


Figure 1. Response on the knowledge of the procedures time and the time taken during the acquiring of SRO (Direct Grant). Source; Field Survey, May, 2013.

Comparison between stipulated time and the time actually taken in the processes of acquiring SRO (Direct Grant)

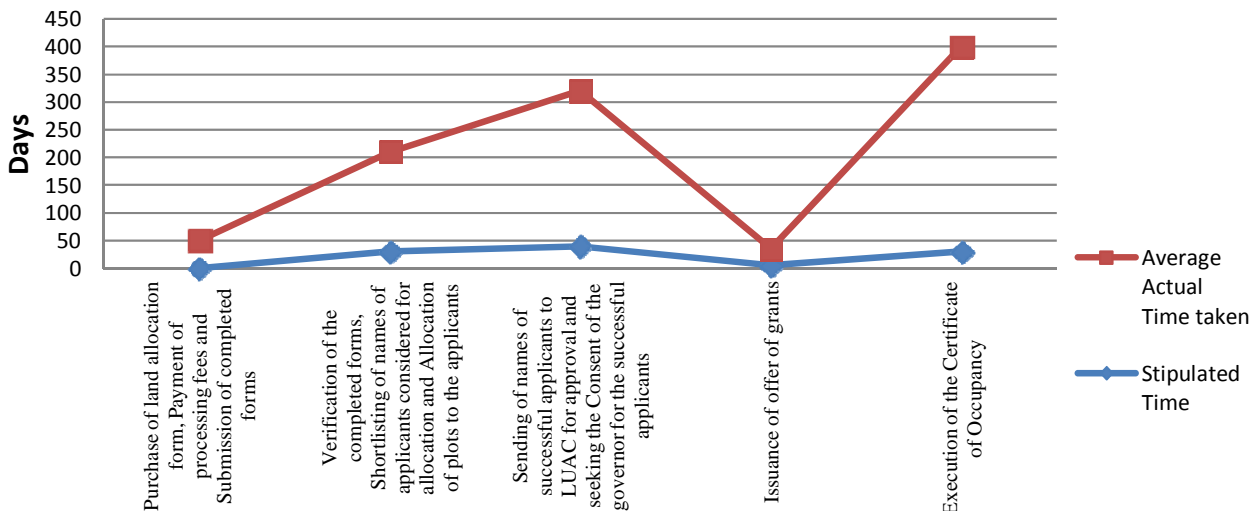


Figure 2. Comparison between stipulated time and the time actually taken in the processes of acquiring SRO (Direct Grant). Source; Field Survey, May, 2013.

the submission of application and receiving the land, where 94% of respondents considered this as a major problem faced in the process.

88% of the respondents confirmed that Corrupt Practices on the part of the Ministry officials is another factor. They asserted that the level of corruption in the administration is very high, explaining that before a file can move from one office to another smoothly, an

applicant will have to offer a bribe otherwise his/her application cannot move to the next stage. While a negligible percentage of the respondents, constituting less than 25%, considered the high cost of land acquisition following the corrupt practices of staff on one hand and non-availability of the layout on the other hand as constituting a problem in the process of land acquisition.

Table 1. Response from the officials on the challenges faced during the granting of statutory rights.

S/N	Challenges	No. of respondents N=5		Total
		Yes	No	
1	Lack of modern technology and information storage/retrieval systems such as the Land Information System (LIS)	3 %	2 40	5 100
2	Lack of adequate land bank from which land can easily be allocated	2 %	3 60	5 100
3	Delay in the granting process due to;	5	0	5
	i. the time taken by the allocation committee to sit and consider allocations ii. the fact that site acquisitions and carving of layouts are usually delayed until applications are received from intending allottees before such is embarked upon, thus the time taken in the process of carrying out survey with few number of Cartographers etc	100 %	0	100
4	Insufficient working materials such as vehicles for Survey and Inspectorate Division in terms of field survey	2 %	3 60	5 100
5	Delay on the part of the applicants as they do not pay their premium on time	4 %	1 20	5 100

Source; Field Survey, May, 2013.

Table 2. Response from the holders of Statutory Rights on the challenges faced during the acquisition of such rights.

S/N	Challenges	No. of respondents N=48		Total
		Yes	No	
1	Corrupt practices of the staff of the ministry as applications has to be followed-up	42	6	48
		88 %	22	100
2	High cost of title acquisition considering the corrupt practices	12	36	48
		25 %	75	100
3	Political influence where if the applicant do not have a 'God Father' or at times to the extent that if he does not belong to a specific political party most especially the ruling party, he is denied allocation	48	0	48
		100 %	0	100
4	Long-time delay in the process of grants where files are difficult to move from one stage to the other to the extent of even getting missing in the process	45	3	48
		94 %	6	100
5	Non availability of the layout	10	38	48
		21 %	79	100

Source; Field Survey, May, 2013.

Procedures for the conversion of Customary Rights of Occupancy to Statutory Rights of Occupancy

The procedure for the conversion of customary rights to statutory rights has been affected by the declaration of Urban Centers Order of July, 1985 which spells out that the Customary Rights of Occupancy that has been issued by the Local Government before July, 1985 is acceptable for conversion while those issued after that date are deemed null and void.

Thus, the requirements for conversion as given by the officials of the ministry include the following;

- i. a sworn affidavit of ownership of the subject land with an evidence of purchase of the land or sales agreement with signatures of witnesses
- ii. an accompanied confirmation letter from the District Head or Village Head in the form of an appendage/signature on the sales agreement/evidence of purchase
- iii. a covering letter from the local government Chairman

where the land is situated

Most of the sections of the questionnaires that deal with the question pertaining to the time-taken during each stage of the process of conversion were either not completed or completed half-way by the interest holders; thus indicating their level of ignorance relating to this particular section. Although when asked about a summary of how long it took them to get the allocations i.e from completion of the form to date the allocation was got, a reasonable response was derived (Figure 3).

This response of the interest holders on the total time taken when compared with that of the ministry officials and the stipulated time as derived from the ministry's hand book shows a wide variation between the actual and the expected time from application to allocation with a variation of 908% as the actual time taken is over 9 times beyond the stipulated time.

Challenges faced during the process of conversion by the title holders

Some of the problems identified by the respondents both from the ministry and the holders of such rights in the process of converting their Customary Rights into Statutory Rights include that of Bureaucracy in the process of securing the Local Government Chairman's endorsement and KASUPDAs comments; on the other hand, the officials of the ministry are of the opinion that the inability of the applicants to produce the relevant requirements needed from other agencies which include Recommendation Letter from KASUPDA; Confirmation letter from the District Head and also the Final Recommendation from the Chairman of their respective Local Government Areas constitute the major cause of problems in the process.

Procedures for the alienation of Statutory Rights of Occupancy

If an allottee of a Statutory Right of Occupancy decides to alienate such 'Rights', such alienation, by law, is said to be incomplete if the governor's consent is not 'first had and sought'.

The procedure in such a transfer of ownership as spelt out by the officials of the ministry includes;

1. Purchase of application form- FORM LAND-6 which is a consent form designed by the government for those who are holding Statutory Rights of Occupancy to fill when a transaction of an interest is being carried out
2. Payment of up to date Ground Rent; any allottee of a Statutory Rights of Occupancy must pay, as a condition, Ground Rent during every first week of the year without

3. Valuation inspection of the property to be valued under Statutory Rights of Occupancy for the purpose of alienation must be done by the government where an inspection of the subject property would be done to determine its present value for the purpose of levying tax on it.

4. Submission of valuation report after inspection has been conducted, the valuer will carry out the actual valuation and at the end submit the valuation report to the management for approval under the ratio charged which is 3%

5. Approval of the transfer.

Seeking of governor's consent in transfer

When the respondents were asked whether they have ever disposed-off their properties to others, the response is given in Table 3.

From the table, it was discovered that 90% of the respondents have never disposed-off any of their holdings; thus do not have a prior knowledge of the process it takes for a property to be alienated.

Of the 5 respondents who acclaimed to have participated in selling-off their interest, the majority, forming 60% said they never go the extra mile of seeking the governor's consent before their rights were alienated, while only 40% followed the stipulated rule and regulations (Table 4).

Of the 2 respondents who followed the laid down rule and regulation of seeking the consent of the governor before alienating statutory rights, 1 of the parties claim to have spent 6 months seeking such permission before it was granted while the other party said it only took him 4 months (Table 5). When these responses were compared to the 30 day (1 month) stipulated by the law and indicated by the respondents from the ministry, it was observed that it takes between 4 to 6 times the stipulated time before such consents were executed.

Effect of non-conformity with the seeking of the governor's consent

In the case an allottee refused to follow these processes outlined above resulting into a failure to bring evidence of true customary title, the likely consequences is that his/her application will be nullified from the KASUPDA and District Heads Office as the Zonal Lands Officer is charged with the responsibility of recommending the application and forwarding it to the local government chairman for final recommendation before finally forwarding it to the headquarters of the Ministry of Lands, Survey and Country Planning for FNA; after which, a rejection letter is then issued to the applicant.

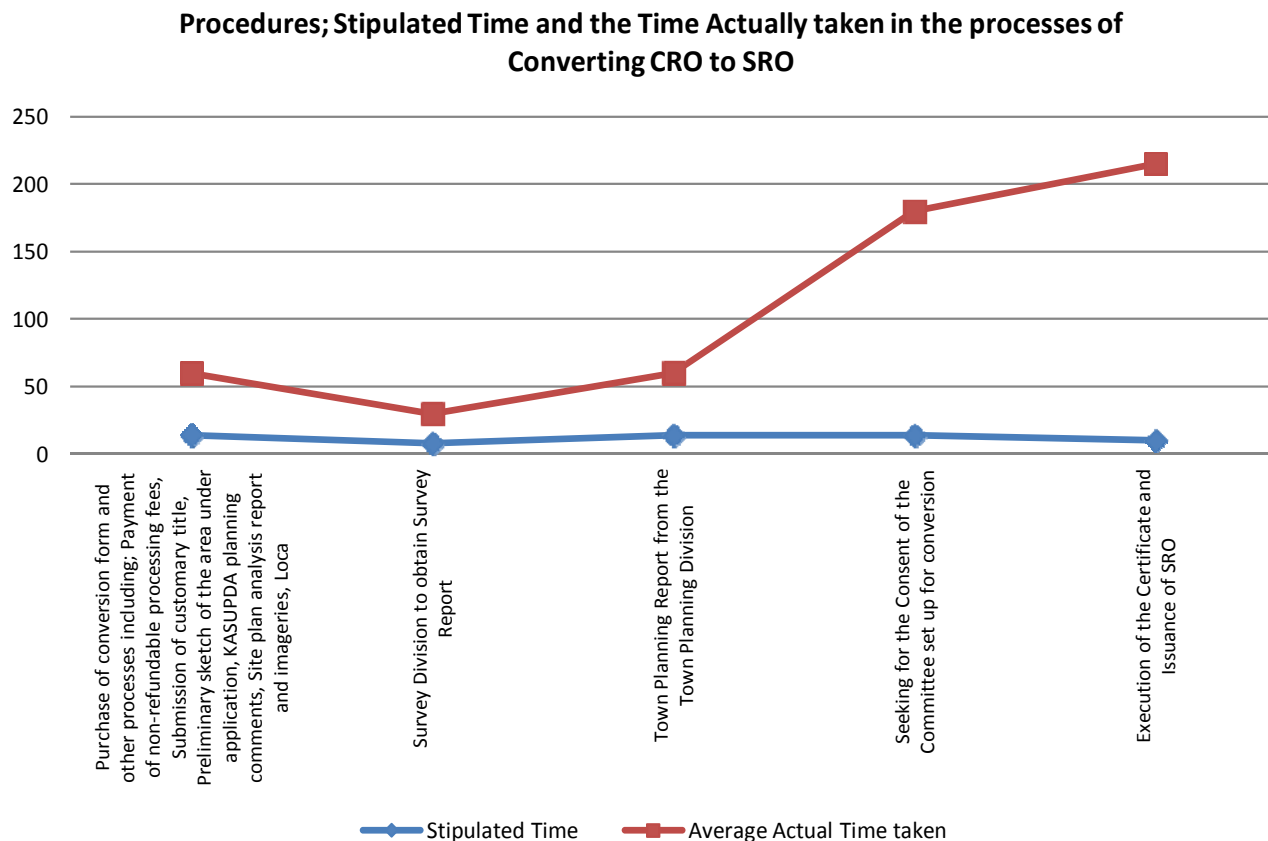


Figure 3. The procedures, stipulated time and the time actually taken in the processes of Converting CRO to SRO. Source; Field Survey, May, 2013.

Table 3. Respondents who had ever alienated their holdings.

	Respondents N = 48	Percentage
Alienated	5	10
Not Alienated	43	90
Total	48	100

Source: Field Survey, May, 2013.

Preference for and the advantages of each medium of land acquisition

The major mediums of land alienation in Kaduna Metropolis are presented in Figure 4.

It was gathered from the response of the allottees that 52% of the respondents who own SRO on properties within Sabongari purchased such rights through the property (secondary) market; thus indicating that majority of the respondents purchased such rights on the property from 3rd parties rather than original allocation while only 31% were able to secure their interests directly from the

government.

When asked the reason(s) why they preferred the secondary market, their response is seen in Table 6.

From the table, 64% of the respondents agreed that both the rigor in the process of direct grants which makes the process too long and time consuming and the 'high connection' attached with Direct Grants are the basic reasons why they prefer the secondary rather than the primary market in terms of securing land within the metropolis.

The advantages of each medium of land acquisition direct grant

- i. The Right of Occupancy and its accompanying Certificate of occupancy will usually take the name and particulars of the allottee. This is usually of utmost importance as the C of O could be used in cases where the holder seeks a mortgage loan or cases involving tendering of C of O as a security for a guarantor in a court case
- ii. It is of an advantage to the government as all payments including that of registration and stamp duties are duly paid

Table 4. Number of allottees that sought the governor’s consent before alienating their holdings.

	Respondents N = 5	Percentage
Those that sought the consent	2	40
Those that did not seek the consent	3	60
Total	5	100

Source; Field Survey, May, 2013.

Table 5. Time taken before consent of the governor was obtained.

	Respondents N = 2	Percentage
4 months	1	50
6 months	1	50
Total	2	100

Source; Field Survey, May, 2013

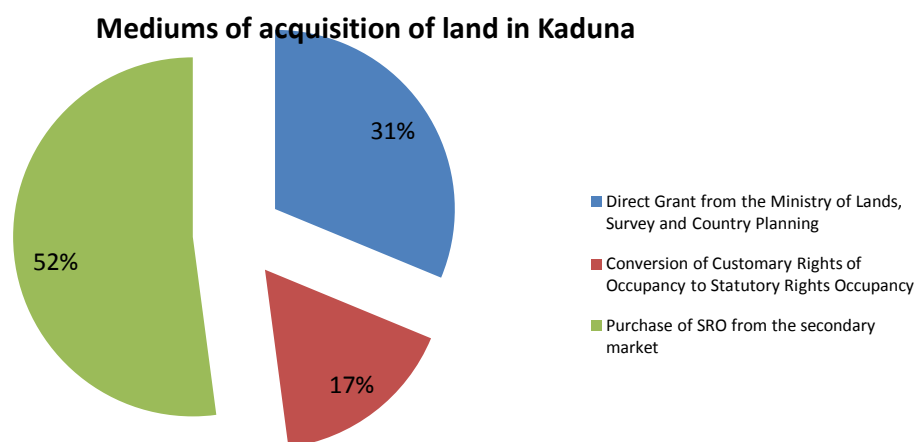


Figure 4. The medium of acquisition of land in Kaduna. Source; Field Survey, May, 2013.

Table 6. The preference on the medium of land acquisition.

Reasons for the preference;	Respondents N = 25	Percentage
The rigors in the process of direct grants is too long and time consuming	4	16
Direct Grants can only be obtained if one is ‘highly connected’	5	20
Both	16	64
Total	25	100

Source; Field Survey, May, 2013.

Conversion

i. The charges levied in the process are usually less than

those paid by applicants for Direct Grants as the initial customary right held by the applicant was issued at the local government level.

Acquisition from the secondary markets

- i. There is little or no waste of time in this process as it is acquired from a person who has undergone the rigors of the process
- ii. The buyer of the right of occupancy is sure of the location where the land is located prior to the alienation, unlike in the case of the direct grant where the choice of location is not at the liberty of the allottee
- iii. The rigor involved in process of Direct Grant is too much as compared with the direct purchase from the open market where 'your money speaks for you'

It was gathered from the response of the officials of the Ministry of Lands, Survey and Country Planning that each of the 3 processes available for land acquisition in the state all have advantages which were given in Table 6 where it is said that the purchase from the open market has more advantages than all the other medium available as it has 3 advantages as compared to the direct grant with 2; while conversion has only 1 advantage. But when subjected to Time-series analysis, it was discovered that the advantages of the Direct Grant over weighs the others.

Conclusion

From the findings, it was discovered that the process of direct acquisition of interests in land is bedeviled with a lot of problems such as high cost of acquisition; delay in the process of acquisition; use of outdated models in land administration and insufficient staff and materials; thus, the need for an overhaul of the system to give room for a better and more efficient system.

In conclusion therefore, the research has revealed that the entire process of acquiring and/or conversion of statutory rights of occupancy (SRO) is tedious and complicated as a result of the insincerity of the entire process where those seen as highly connected with those in authority are often favored.

At the same time, the staff of the ministry are also not helping matters as the response got from them indicates clearly that they strictly abide by the time stipulated in the law setting up the ministry when it comes to both allocation and conversion; but out of the 48 respondents served questionnaires, none of them affirmed that they got their allocations within the speculated time.

In the view of the above findings, it is recommended that the Kaduna State government should learn from its counterparts as most cities in the federation have joined the modern technology and information systems such as Kano State, the Abuja AGIS, Lagos etc which run the land administration system using the digitalized Land Information System (LIS) and Geographic Information Systems (GIS) as this makes information storage and retrieval easier; thus will ease the process of direct

grants.

In solving the problem of non availability of layouts which delays the process of granting of rights of occupancies as shown in both tables 4:3 (item 2 and 3ii) and 4:4 (item 5), compulsory acquisitions of farmlands and other holdings should be done periodically to give room for an adequate Land Bank from which land can easily be allocated to intending allottee when needed without the last-minute approach usually adopted by the ministry

The bureaucratic set up of the process involved in direct acquisition of statutory rights which makes allocation of land lengthy and frustrating should be reviewed such that the time taken will be shorter. It is said that it takes 910 days instead of the stipulated 105 days to acquire rights of occupancies over urban lands. The ministry should also create awareness through public enlightenment campaign informing the general public of the requirements of the process of title acquisition and the importance of early payment of premiums levied. This is a major cause of delays in land acquisition process. At the end there should be proper conveyance of title to such allottees.

In a nation like ours where it is said that over 50% of her work force are landless without Rights of Occupancies tenants on their own land, the government of such a nation should make land easily accessible and less frustrating in line with the Land Use Acts basic objective of making every Nigerian an owner of at least a piece of land. It is unfortunate that four decades after such promulgation this primary objective remains a myth.

Better working environments and conditions should be provided for staff of these ministries to encourage speedy acquisition process as the hitches encountered are mostly seen as a result of lack of good packages and working materials, which lead to delays, extortion of monies from the applicants prior to grants to the extent of terming some files as 'missen' and other corrupt practices

Conflict of Interests

The author has not declared any conflict of interests.

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