

Presented at the FIG Working Week 2016,
May 2-6, 2016 in Christchurch, New Zealand



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Organised by



Platinum Partners



Diamond Partner





Rethinking the role of land administration in housing production: a contemporary perspective

Dr. Muyiwa Agunbiade ¹

Mr. Kolawole Abiodun ²

*1 Centre for Spatial Data Infrastructures and Land Administration,
The University of Melbourne, Australia*

2 The Federal Polytechnic, Ilaro.



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Contents

- Introduction : Overview and Summary
- Part 1: Conventional Perspective
- Part 2: Contemporary Perspective



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Introduction

- *Summary*
- *Background*
- *Research Methods*
- *Opening Short Video*



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery



Platinum Partners:



Diamond Partner





Summary

Currently it is argued that land *administration* supports *housing* through the provision of tenure security.

a different perspective: for land administration to assist in providing adequate housing it must not only support tenure security, it must also provide an integrated set of land administration processes.



Background

- Existing knowledge reveals that land as a resource is not currently managed efficiently and effectively
 - This can be linked to inadequate integration between land administration functions
 - Conflicting ownership structure has precluded builders to seek appropriate development permit in most developing countries
 - This has significantly contributed to the prevailing land delivery issues and housing production challenges
- Implications for:
 - Huge housing deficits
 - 2.6 million – Nigeria, 187,500 required annually in Lagos
 - >>250,000 in Australia?
 - The emerging urban form that is largely autonomous, informal and unstructured in developing countries
 - Controversies surrounding GAIC



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Research Methods (IIAF)

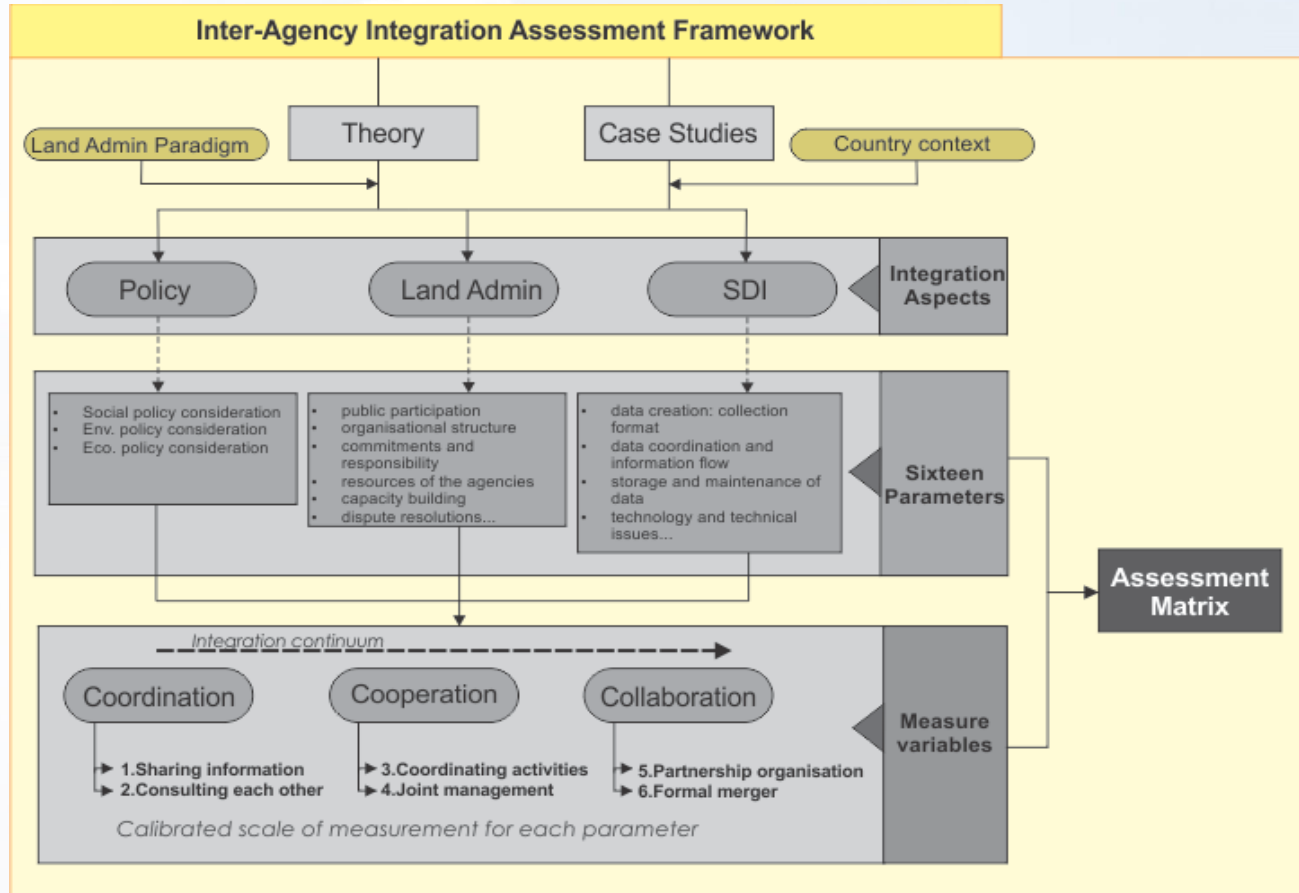




FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Part 1

Conventional approach/ perspective

- *Current practice and challenges - LAS*
- *Responses*



Current practice and challenges- LAS

- Uncoordinated handling of data and processes
- Silo arrangement between agencies and across different levels of government
- Uncoordinated roles at different levels of government in land-use management and housing production.
- Conflicting but parallel ownership structure that promote tension between the traditional land holding and the appropriation of land by the State



Responses

- Land regularisation
- Land registration based on:
 - Land right continuum
 - GLTN
 - STDM
 - FFP Principles



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Part 2

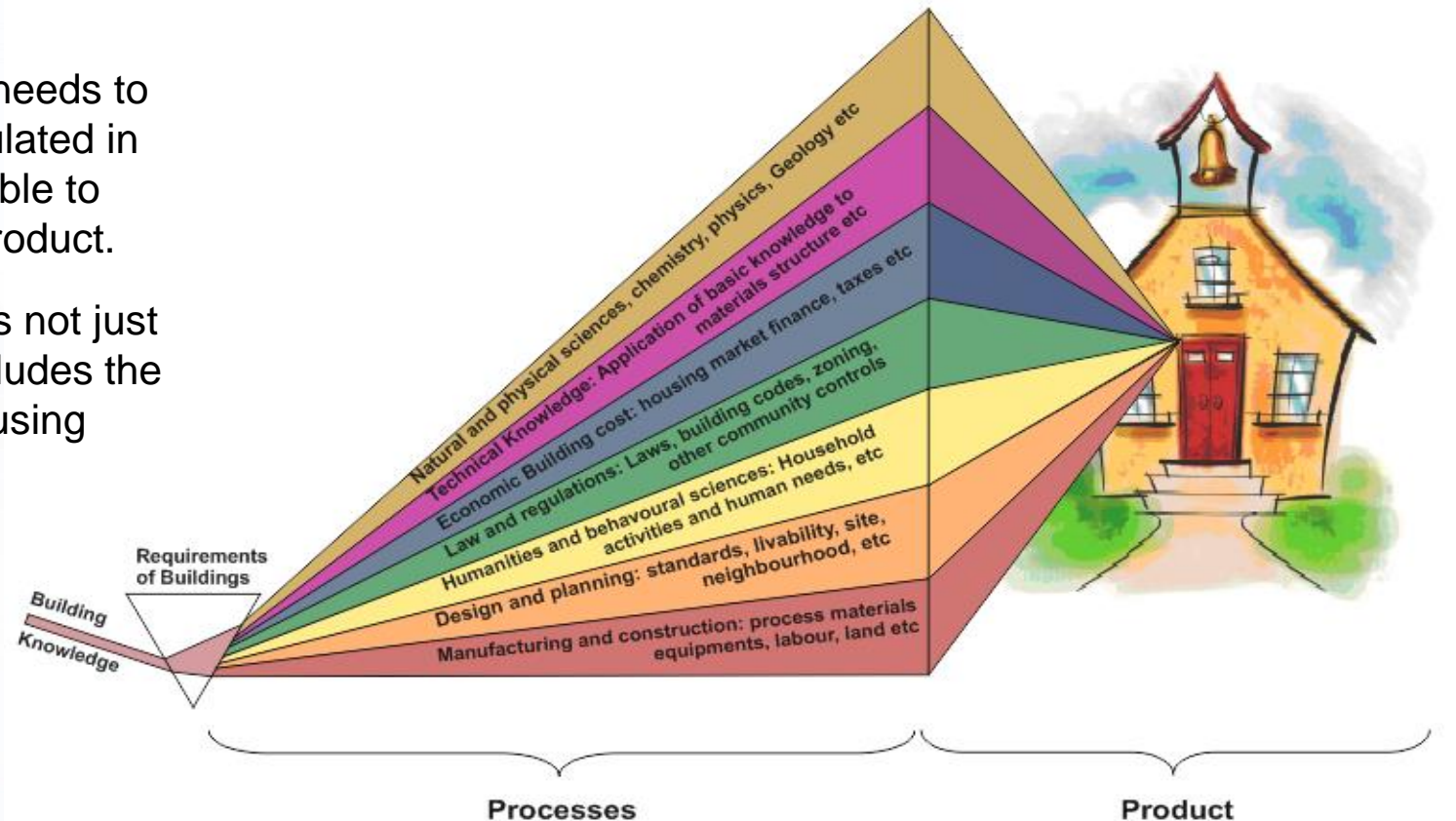
Contemporary Perspective: An integrated framework to link land administration and housing

- *Conceptualising housing*
- *Land as a component of
Housing production*



Housing is both a process and a product...

- the process needs to be well articulated in order to be able to deliver the product.
- the product is not just shelter, it includes the totality of housing environment



Spectrum of knowledge concerning housing

Source: Adapted from Beyer (1965)



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Understanding land as a component of housing production process



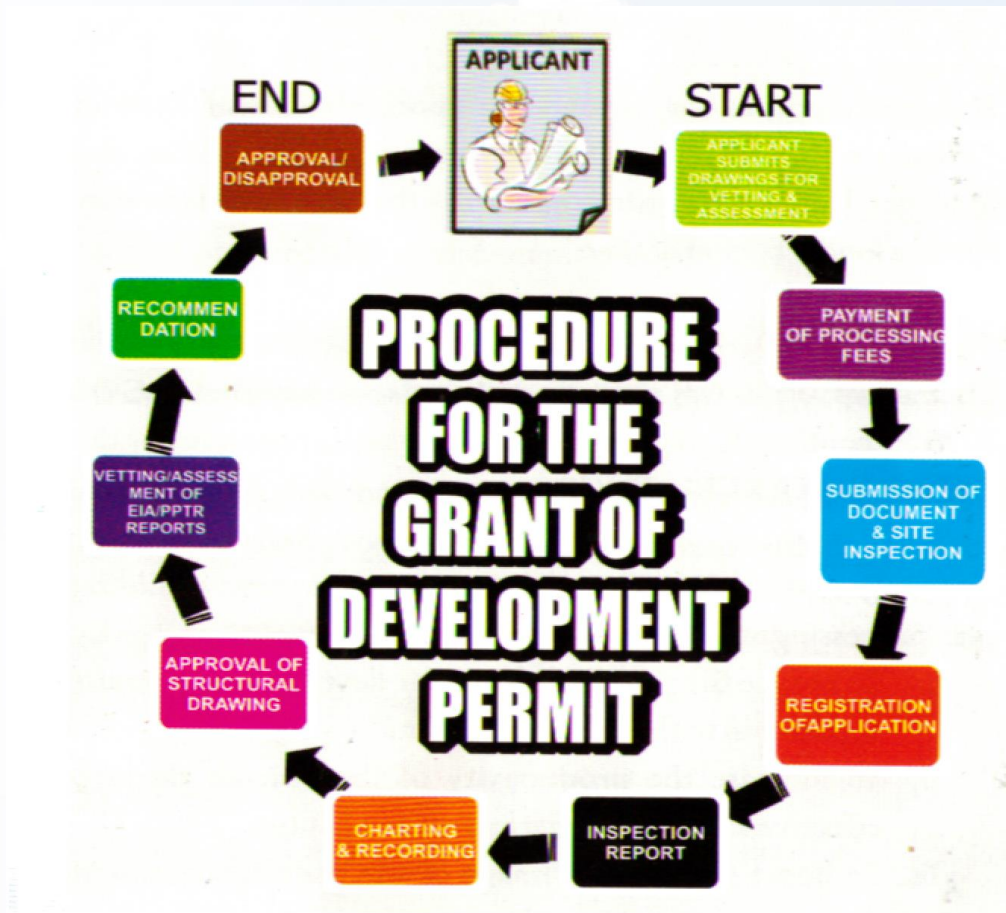


Findings from the study area

- Different layers of tenure systems
 - Customary
 - Deed
 - Title registration
- Contentious land holding and ownership structure
- More than 70% of land parcels are not registered
- Yet, developers must conform to the cyclical land use planning and development assessment as prescribed.



Findings from the study area



Cyclical land use planning and development assessment in Lagos



Findings from the study area

- Securing development approval is a major setback in land delivery for housing production
- This also significantly affects infrastructure planning and development
- GAIC – Growth Area Infrastructure Contribution



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

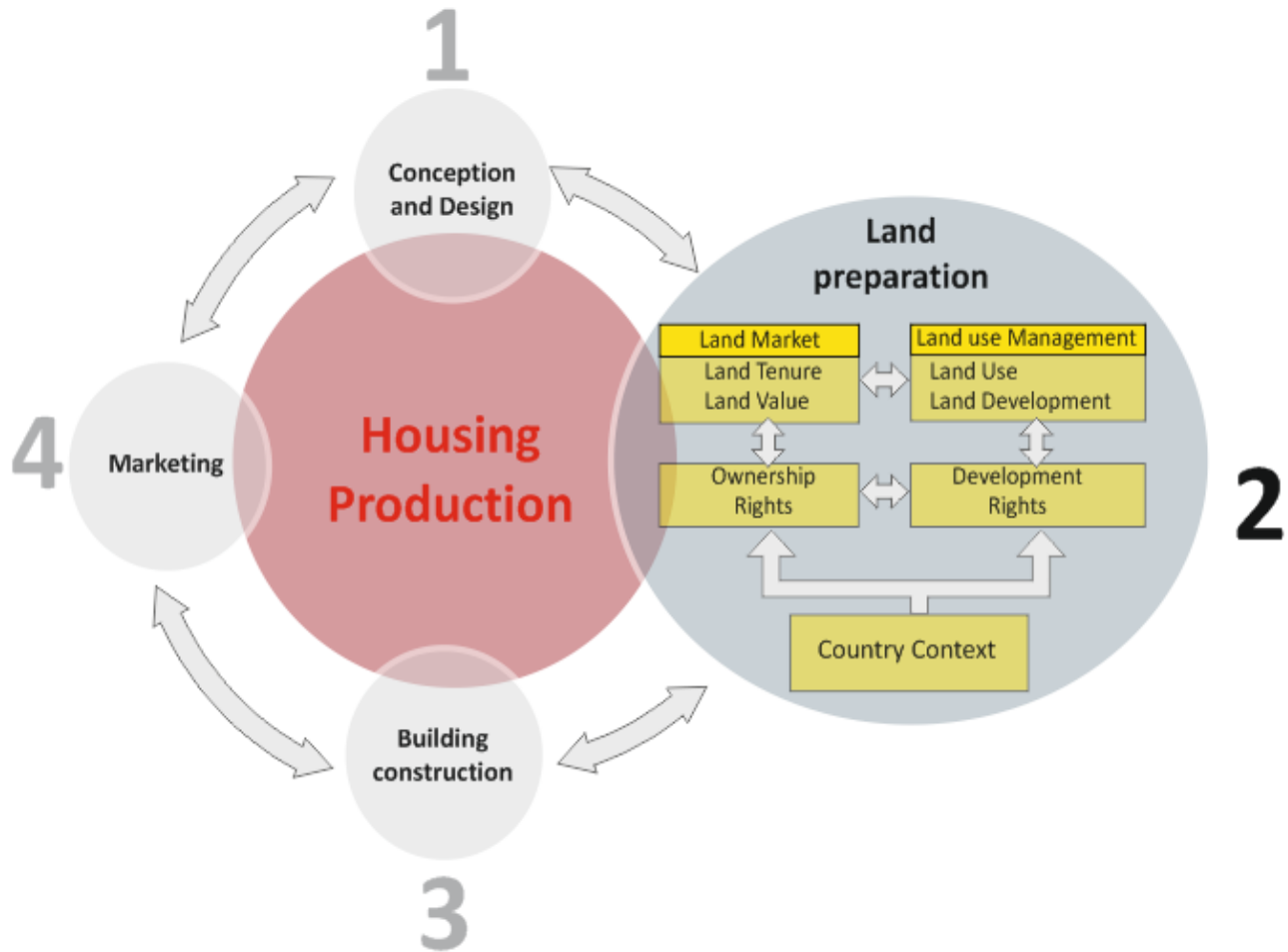
An integrated framework: land administration and housing

- *Suggestions*
- *Take away message*



Suggestions

By bringing together different theories, concepts and issues initially discussed, a better way of understanding the linked processes of land administration and housing could be derived.





Suggestions

- Tenure security to enhance improved housing production?! (**necessary but not sufficient**)
- The establishment of linked land administration processes enable production of adequate housing?! (**more appropriate**)
- **Let us change the words to help change the world!!**



FIG Working Week 2016

CHRISTCHURCH, NEW ZEALAND 2-6 MAY 2016

Recovery

from disaster

Thank you

Agunbiade Muyiwa
University of Lagos
magunbiade@unilag.edu.ng