

**FIG**  
2018  
ISTANBUL



**Presented at the FIG Congress 2018,  
May 6-11, 2018 in Istanbul, Turkey**

**6-11 May 2018**

**ISTANBUL**

# XVI FIG Congress 2018



**EMBRACING OUR SMART WORLD WHERE THE CONTINENTS CONNECT:  
ENHANCING THE GEOSPATIAL MATURITY OF SOCIETIES**

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## The (R) evolution of the land registration and Cadastre in Plateau state:

Towards an Efficient, Sustainable and Secure Land

Gabriel Arancibia - Canada

Chiemeka Ngwu - Nigeria

THOMSON REUTERS



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## What are we sharing?

- **Why is PLAGIS the showcase for LR and Cadastre?**
- **From Paper-based to Electronic Solution**
- **The Impact of PLAGIS on Land Market in Jos**
- **Challenges and Success Factors**
- **Lessons Learnt**

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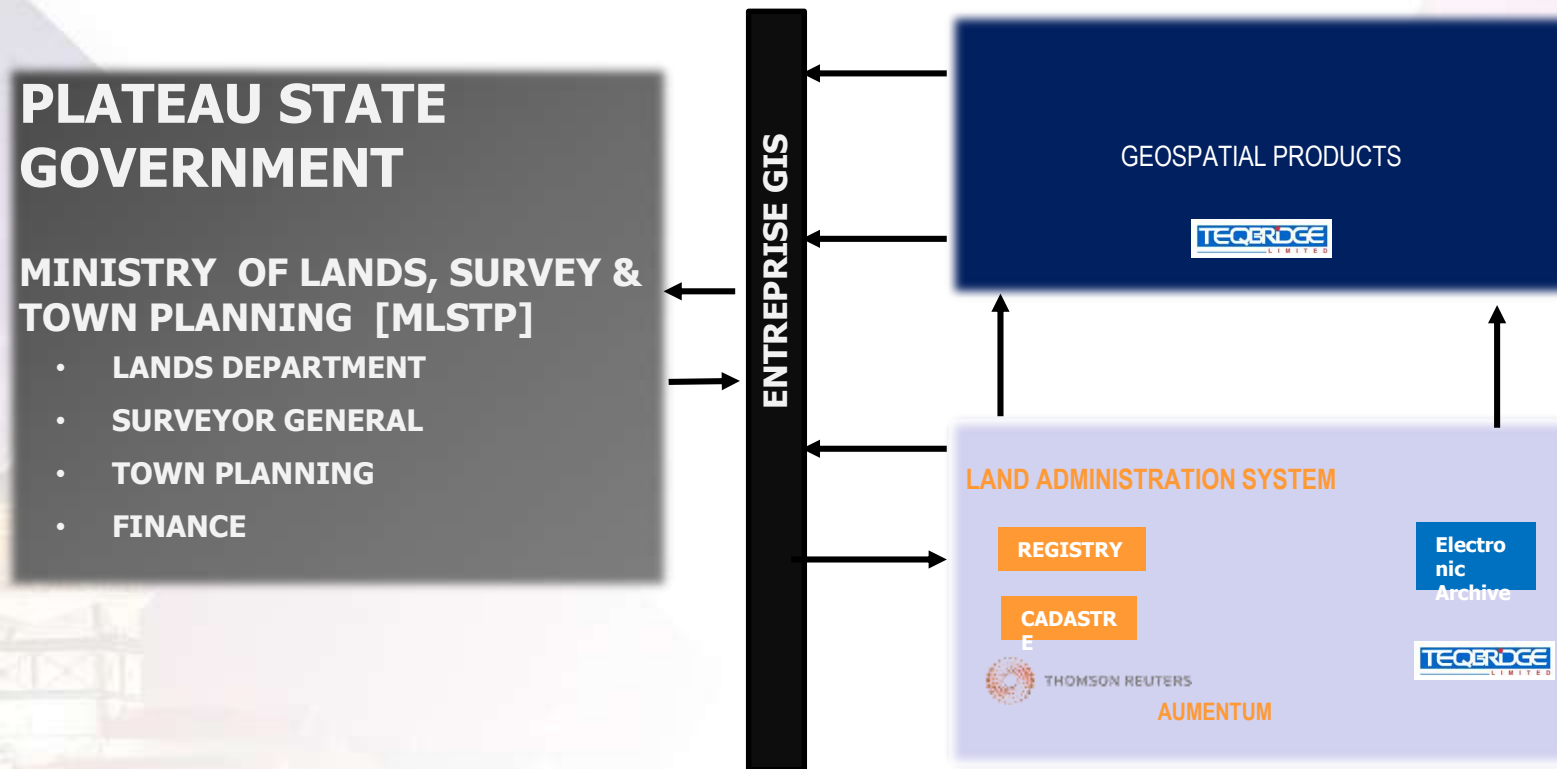
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## PLAGIS STAKEHOLDERS (2014)



## PLAGIS HIGHLIGHTS

### PLATEAU STATE (2014 to 2017)

**PLAGIS**  
Implementation & Training

**PLAGIS**  
Awaiting Kick-Off

**PLAGIS**  
Production

2014

2015

2016

2017

**NEW PLATEAU STATE GOVERNOR**

## PLAGIS HIGHLIGHTS PLATEAU STATE

PLAGIS 2014
PLAGIS configuration & Implementation
MLSTP – Paper transactions
More than 46K of files in paper
2,400 (average) transactions per year (paper based system)
Annual average revenue before modernization ₦96 M
Average time per CofO: months to several years.



PLAGIS 2017
PLAGIS In full electronic production
MLSTP – Workflow transactions
More than <b>12 K</b> of files scanned and indexed
<b>12,000</b> (average) transactions per year (workflow electronic based system)
Annual average revenue since modernization <b>₦720 M</b>
Average time per CofO: <b>21 days.</b>

FIG  
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## PLAGIS HIGHLIGHTS

- The Land Administration solution in ten months in 2014.
- Spatial database & mapping products.
- Change Management Services

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## FROM PAPER BASED SERVICES TO ELECTRONIC LAND MANAGEMENT SOLUTION



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## THE IMPACT OF PLAGIS IN THE LAND MARKET IN JOS

**PLAGIS is an important factor** to the financial, construction, realtor and housing sectors to build the confidence necessary **to invest in the land development in Plateau.**



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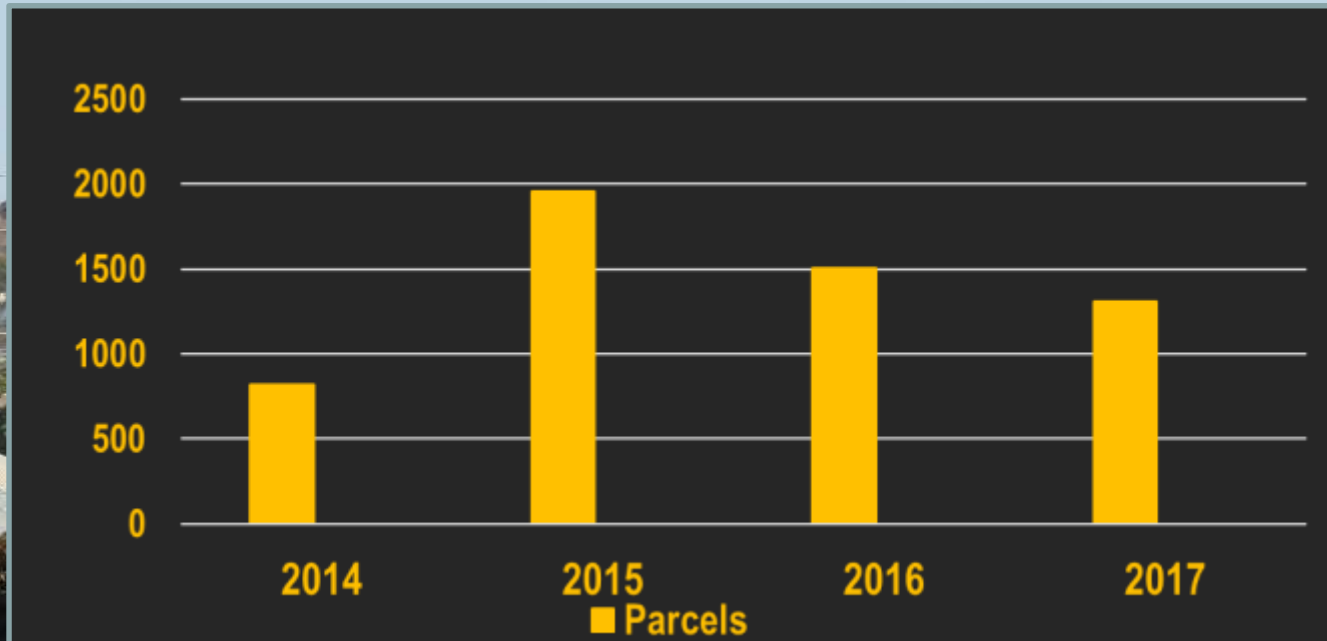
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## The PLAGIS electronic parcel database ...

- MLSTP has started to regain confidence and trust
- Quick turnaround on issuing land ownership documents
- Financial, legal, realtors and developers are encouraged with PLAGIS
- Increase volume of layouts designed and ongoing



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## The MLSTP transformation in numbers...



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## CHALLENGES & SUCCESS FACTORS

### CHALLENGES

- Insufficient political will
- Weak institutional and legal framework
- Endemic bad practices
- Severe security concern
- Regime – Change
- Weak Infrastructure

### SUCCESS FACTORS

- Recognition as a revenue generator
- System protects rights & issues bankable titles
- Information sharing among MDAs in Plateau
- Friendly and efficient service to the public

## LESSONS LEARNT FROM PLAGIS STATE



- Local partners are key to understanding the client
- Legislative and government framework need to be in place and flexible
- Revenue generation is key to maintaining the solution in place.



- Regime-change
- Corruption (Transparency not desired)
- Entrenched interest & staff unwillingness
- Staff needs government support

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- Critical to ensure all records digitized

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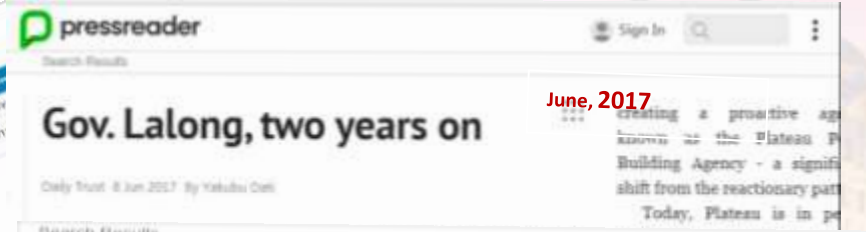
## PLAGIS IMPACT IN THE COMMUNITY – SOME BREAKING NEWS!



Bukuru metropolis to ease vehicle movement within the Metropolis.

**LANDS, SURVEY AND TOWN PLANNING.**

This Administration has commissioned the Plateau Geographic Information System (PLAGIS) project which has long been overdue. With this, applicants are no longer denied Land Titles as and the Process of Securing title has been made less cumbersome with a 21 day delivery period for process completion. The Government had also magnanimously approved a 50% discount in rates by 50% for Land Titles to encourage investment.



**Lalong grants 50 percent waiver for lands**

Plateau State government has approved a 50 percent promotional waiver for land applicants in the state, as well as processed 4,000 applications since the commissioning of the Plateau Land Administration and Geographic Information System (PLAGIS) in June. Governor Simon Bako Lalong said at a meeting with stakeholders on land administration of the state to take advantage of the pastures. Lalong said at the formal launch of PLAGIS in June 2016, 55,000 applications had been kept on hold for almost a decade adding that the 4,000 applications processed represent the most significant improvement recorded in the last 10 years.

state has in abundance. Lalong visited mining sites across the state, which gave birth to The Mining Blueprint Committee to articulate synergy between the state and the Organised Private Sector (OPS). The state has commenced a deliberate process of opening up its frontiers to attract both local and foreign investors. Today series of MOUs have been signed for the exploration and exploitation of mineral deposits along the value chain to boost the state economy and in line with the stipulated federal government policies.

The land administration has been revolutionized through the relaunch of the abandoned PLAGIS. The lifting of the embargo placed on the issuance of Certificate of Occupancy (C of O) and the reduction of its cost by 50 percent has engendered inclusiveness. As a result of the speedy processing of title documents, more than 800 Certificate of Occupancy have been issued with the concurrent increase in revenue generation from 96 million naira in 2014 to 500 million in 2016.

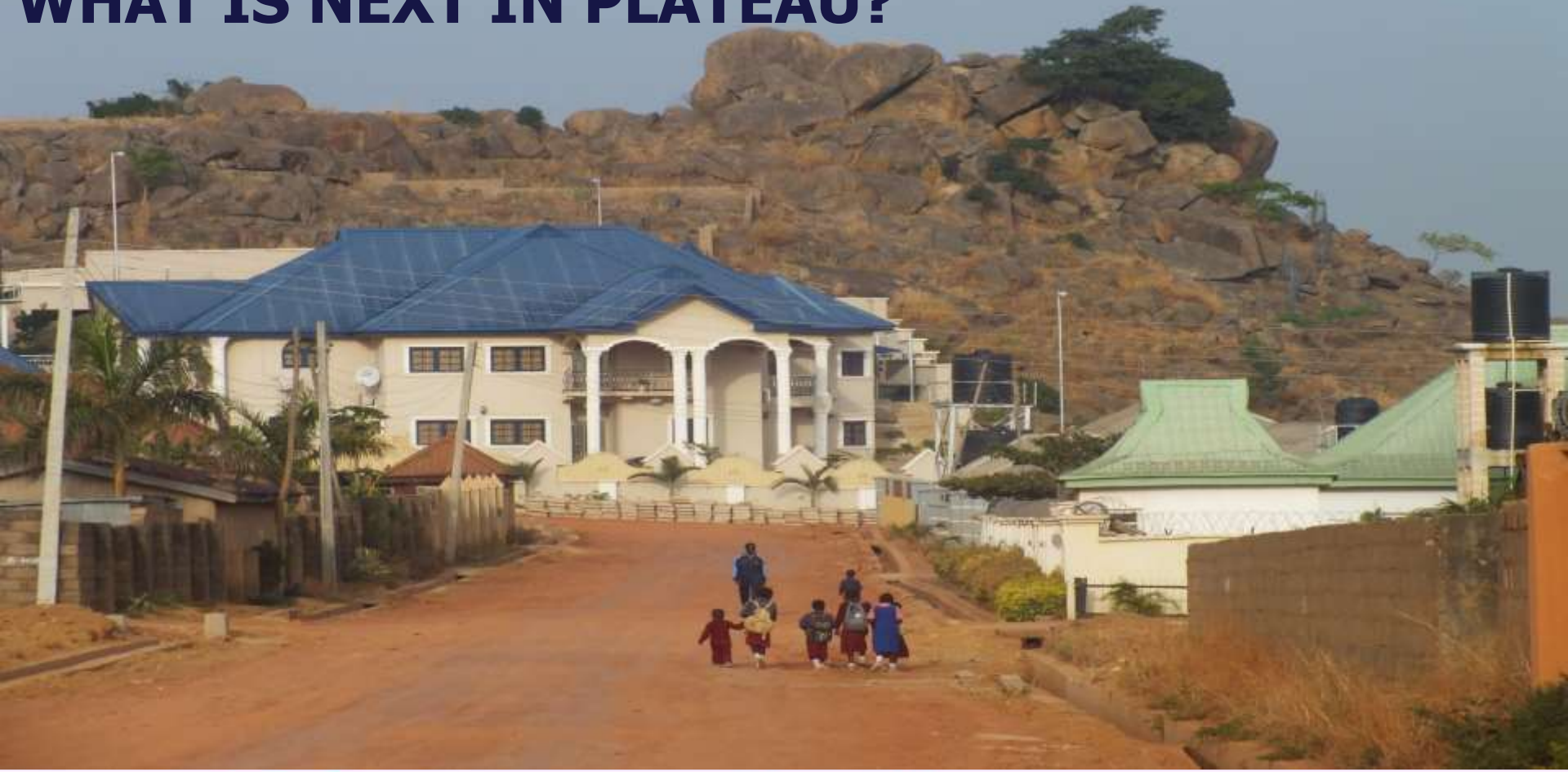
The dominance of the Plateau United Football Club on top of



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## WHAT IS NEXT IN PLATEAU?



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