

Closing up the Gap: Five Year Plan for Cadastral Data Management in Delta State of Nigeria

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SUMMARY

Wikipedia states that Delta State is 17,698kilometer square in area with 4,112,445 in population; the State has about 90kilometers coastline. The Geography of Delta State gives a well drained low land close to the coastline with gentle gradient increase up land. Land Administration is government responsibility for good governance and sustainability. The Office of State Surveyor General is saddled with the responsibility of land measurements by records keeping; the management of the records; general policies making pertaining to the Land Information and the records.

Land Surveying as a profession is the art and science of land measurements; Cadastral Survey is a Branch of Land Surveying; and we need to put the profession on a good pedestal to move forward on a positive direction for good Land Administration. Cadastral Data Management is the fulcrum for good Land Administration and Management; this is of great importance due to the property ownership; urbanization and general environmental effects of Human Geographical activities.

Cadastral Data Management in Delta State will be the point of focus for this presentation for obvious reasons. Our Cadastral Survey Practice in the state is very rudimentary and still of file and paper systems. The need to automate our system is the task we are about to set out on a FIVE YEAR PLAN and BEYOND.

1.0 THE PRESENT STATE:

Cadastral Data Management is within the Purview of the Delta State Ministry of Lands, Survey and Urban Development (MLSUD); the ministry is responsible for all forms of land policies within the state. Office of State Surveyor General is an integral part of the ministry. Land Information and the records in form of Survey Plans and reports in file system is the present state of things for the state Cadastral Data. All Land Information and Records management as constituted are mainly for Tax, Levies and Rents collection.

Ground Rent is compulsory by law for every land owner in Delta State; by this implication, all land in the state BY LAW is under the ownership of the Governor of the state. But in PRACTICE the reverse is the case, GROUND RENT is more effective on lands with CERTIFICATES OF OCCUPANCY in private and public ownerships; while lands without Certificates of Ownerships are usually not under serious obligations to pay rents.

TENEMENT RATE is also another RENT by Local Governments under the THREE TIER GOVERNMENT of NIGERIA that are:

- FEDERAL GOVERNMENT
- STATE GOVERNMENT
- LOCAL GOVERNMENT

2.0 GOOD CADASTRAL DATA MANAGEMENT:

Revenue oriented Cadastral Data Management in Delta State could have been a good form of Land Administration for a sustainable good governance. But for now the State Government is not willing to use available resources to engage the modern technology and professionalise data management.

Good Cadastral Data Management can only be achieved in any form when GNSS and Positioning, LIDAR, GIS and Mapping, UAVs, BIM and Modelling are all holistically engaged and applied to the data management. In the state as at now 2019; state government has no defined budget for these with huge revenue overhaul from Land Rents, Levies and Taxes.

3.0 CHALLENGES AT PRESENT:

The major challenges at present for good Cadastral Data Management are:

- Poor capacity in the reflections of available hands and readiness to accept change.
- Poor Budget System for good investment in technology and proper training.
- Lack of awareness as induced by Corruption in all levels of Land Administration.
- Lack of good relationship between public and private sectors in Land Administration.
- Poor Legal System for Land Administration.

4.0 COST AND BENEFIT:

Investment in Cadastral Data Management for Revenue Collection and tracking is a symbiotic one. State Government is making huge revenue from Cadastral related rents and taxes; TEN PER CENT of these can be used to modernise the present manual and file system which is prone to time wasting and good caves for shady dealings.

Private and Public Partnership can be used but with proper orientation of the Civil Servants in the Ministry to avoid sabotage and frustration of good intentions.

FAST TRACK 90 SCHEME of Delta State Government for Certificate of Occupancy Production in the State was to fast track the issuance from years to 90days time as a duration of processing C of O. But the case of using years to secure C of O in the state is still there due to poor political will to revolutionise Cadastral Data Management and General Land Administration.

Just TEN PER CENT of total Land Related Revenue can have geometrical positive multiplier effects on the state economy.



FIGURE 1: The Attributes for Good Economy for the State are outlined in the cycle of interplay.

5.0 STARTING POINT:

The professional bodies in the state are all under Association of Professional Bodies of Nigeria (APBN) Delta State Branch; this body is made up of all professionals in the private practice in the state. Efforts to bring in those in the PUBLIC SECTOR will be the starting point for the five year plan. This is imperative due to the COLD WAR between the PUBLIC and PRIVATE professionals. Many laudable schemes have been frustrated due to the cold war problem. FAST TRACK 90 SCHEME of getting C of O issuance with 90 days from old ways of years has failed totally as C of O is still an issue of years. There will be mass mobilization and sensitization to create awareness for the professionals on the need to close gap for the betterment of the state and the masses. Poor Land Administration is bane of Poverty Stricken Delta State; which has negative multiplier effects on all and sundry.

5.1 LINKING GOVERNMENT:

The next level is to make State Government to know the import of sowing and reaping. There will be **ADVOCACY** for the need for **GOVERNMENT** to give 10% of Land Related Rents, Levies and Taxes to Cadastral Data Management and General Capacity Building for it. Massive Investment in modern technology for Data Capturing, Processing and general management shall form the arms of the Advocacy.

5.2 MASSIVE INVESTMENT MODERN TECHONOLGY:

There are now available modern techonlogy for fast and precise Cadastral Data:

- **Acquisition.**
- **Processing.**
- **Storage.**
- **Management.**
- **Applications.**
- **General LAND ADMINISTARTION.**

5.3. AVAIABLE TECHNOLOGY APPLICABLE FOR GOOD CADASTRAL DATA MANAGEMENT :

- **GIS AND MAPPING.**
- **LIDAR.**
- **BIM AND MODELLING.**
- **GNSS AND POSITIONING SYSTEMS.**
- **UAVS.**
- **HARDWARES**
- **SOFTWARES ADAPTABILITY.**
- **GENERAL INFORMATION TECHNOLOGY.**

5.4. CAPACITY BUILDING:

There is need for training and re training of all professionals in the Cadastral Industry; there is need for synergy of good purpose. Cadastral is a multi disipline and good linkage for good governance.

In Delta State as of now 2019. No school of Survey or Geomatics either in lower or higher colleges. There will be need to let the Polytechnics and Unniversity in the state start training of professionals for Cadastral Industry man powers.

5.5 MOVING FROM FILING SYSTEM TO GIS:

Cadastral Data from field to records must become automated using efective Private and Public Partnersip schemes.

The Industry is rich and remains untapped GOLDMINE for the professionals and government. Within FIVE YEARS of the PLAN to close the GAP; there will be many workshops and mass mobilisation for the need for PARADIGM SHIFT for all in the system.

6.0 THE CLOSED GAP AND BENEFITS:

The GAP as it is for now is a great disservice to the good people of DELT STATE and Nigeria in general. Cadastral Data Management of Manual File Pushing System is backward and a waste of potentials in modern world. The benefits of Modern and Automated Cadastral Data Management is immeasureable. A good database development is typically need using the following methods: (Roger Tomlinson, 2003)

- **Digitizing**
- **Scanning**
- **Keyboard input**
- **File input**
- **File transfer**

Using Cadastral attributes:

- **Pillar Numbers**
- **Plan Numbers**
- **Plan Title**
- **Plan Location**
- **Size of Land**
- **Title Type**
- **Date**
- **Surveyor Name**
- **Coordinate System**
- **Origin**

7.0 CONCLUSION:

Roger Tomlinson is an advocate of consistent action is the master key for successful geographic information system (GIS). But by practical application of this dictum to every task in life, it can make a good and enduring good results. Closing our gap of present manual with the state of Technology available for automated Cadastral Data Management is a task that must be done. We will need to do the WALK of the TALK..

FIVE Years is a traget, but not cast on stone. We shall be doing appraisal annually and meure our efforts and the milestones of time frame.

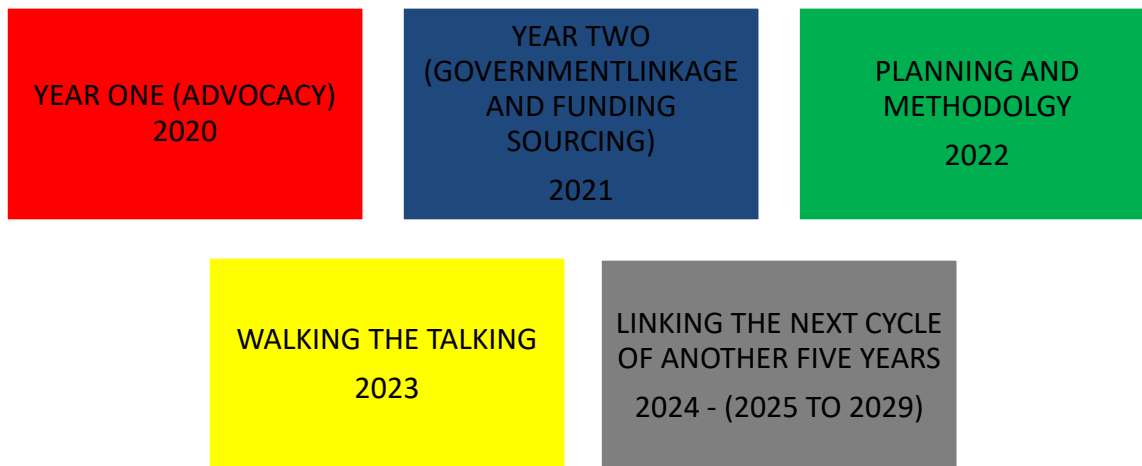


FIGURE 2: An Outlay of Walking the Talking.

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BIOGRAPHICAL NOTES

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