

Growth and Employment in States (GEMS3)

Promoting Development Through Land Tenure Rights in Nigeria

The Growth and Employment in States (GEMS3) programme is a partnership between the Federal Government of Nigeria (FGN), the UK's Department for International Development (DFID) and the European Union (EU). It aims to reduce poverty by increasing growth, incomes and jobs in selected states by addressing issues relating to land, tax and investment.



Through the land work stream, GEMS3 is:

- Working with the Presidential Technical Committee on Land Reform and the Federal Government to promote Systematic Land Title Registration (SLTR) across all Nigerian states;
- Assisting governments in developing and implementing tools to recognise tenure rights to assist the poor - especially women;
- Improving public access to land records and making them accessible through digital registries;
- Reducing the compliance burden for stakeholders wishing to participate in the formal market;
- Developing mass property valuation techniques to increase urban internally generated revenue and fixed property asset taxation;
- Securing land rights of the rural poor with expropriation through innovative community registration systems previously untried in Nigeria.

Creating such dynamic change in the land system in Nigeria will not only secure the land resource but render a more enabling business environment to attract growth and secure jobs.

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Kano State comprises some 14 million people, governed by a system of 44 local government areas (LGAs). The population is likely to triple in size by 2050, with growing urbanisation placing an increasing burden on the major urban centres. Future development strategy demands significant private sector inputs. Market data on offer from the SLTR project can aid better, evidence based business modelling.

As of March 2017, the SLTR project has:

400 Staff employed

141,588 Plots registered in 3 LGAs

2,058 Certificates of Occupancy collected

£2,815,713 Total private sector cost savings (cost and time savings)

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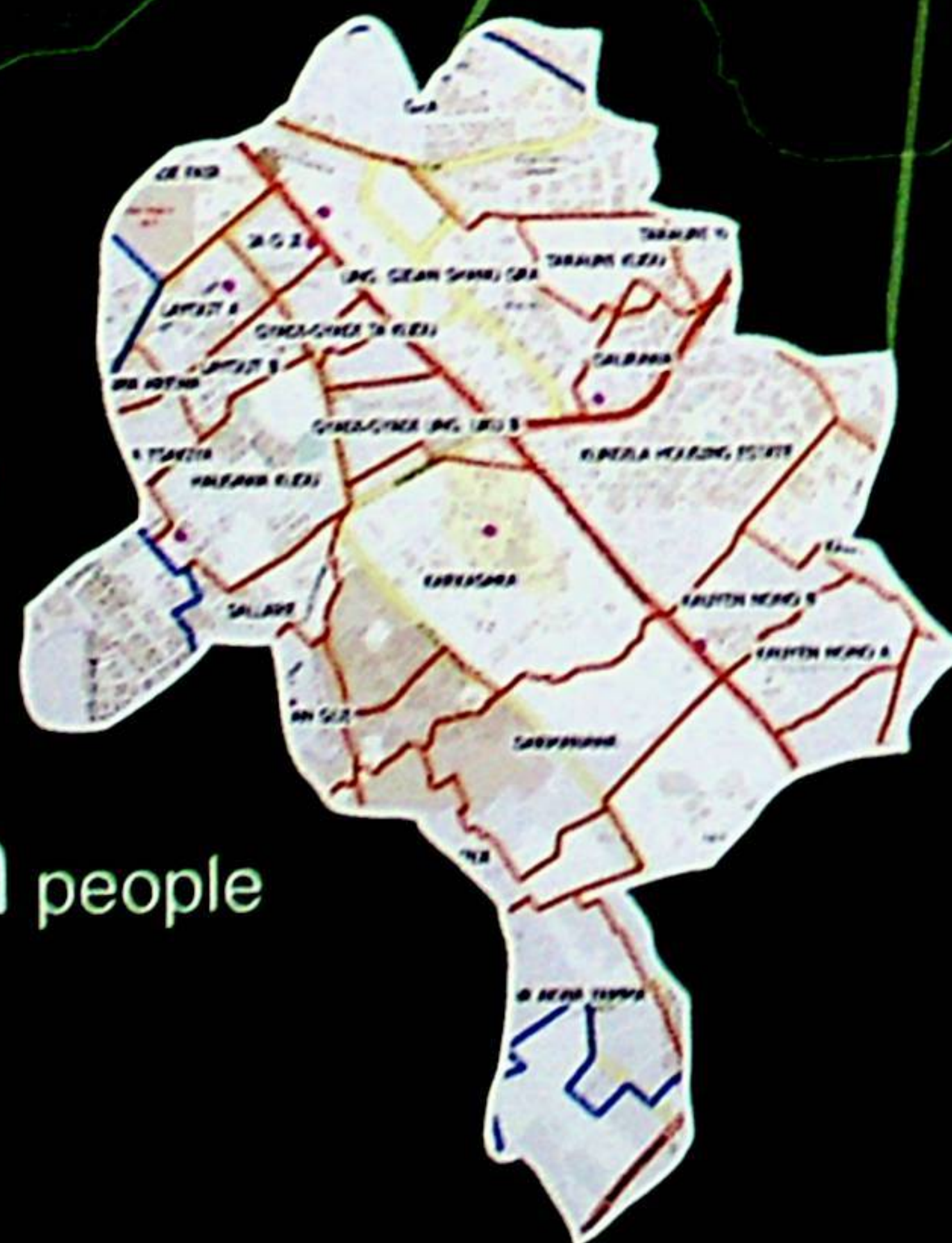
Kano State



14 million people



44 LGAs



Nigeria

through the Growth and Employment in States (GEMS) programme, the Systematic Land Use Registration (SLTR) project has gathered unprecedented core data relevant to social development, investment, job creation and town planning for Kano State.

What are the potential direct benefits of socio - economic data derived from SLTR?

- Job creation
- Women's economic empowerment
- Better master planning
- Improved access to education
- Improved provision and access to healthcare
- Improved revenue generation
- Contribution to a better business environment

Experience in previous land registration projects highlighted that simply generating land certificates did nothing to improve the business environment; critical data in respect of local markets and key value chains was also essential. The GEMS3 SLTR project added a simple 'census' type process resulting in an expansive geo-referenced record of relevant trades and skills together with a demographic breakdown of each household in three local government authority areas in Kano.

The data incorporates information on local skills, education, provision of services, such as electricity and water. This could make it possible to project local demands in healthcare, education, transport and sanitation and to also identify local trade clusters suitable for development.

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Toward Achieving the Sustainable Development Goals through SLTR & Socio-Economic Data

The Sustainable Development Goals (SDGs) set a challenging agenda for the developing world. Data generated through the Systematic Land Title Registration (SLTR) process could potentially deliver real prospects for the achievement of the SDGs in Kano State; in particular better property and inheritance rights for women, access to education and work, sustainable improvements in access to water and better healthcare for all.

However, the real value of the data for Kano, as outlined on the reverse page, will only be realised if capacity exists to use the information to make decisions in support of effective planning policies. There is great potential value for Kano if the State is able to identify local needs and/or demand by cross referencing tangible, recent quantitative data.

The Sustainable Development Goals



SLTR and the SDGs



Building a Competitive Advantage Encouraging Investment by Highlighting Opportunity

Immediate Benefits to the Public Sector

The most evident benefit of Systematic Land Title Registration (SLTR) to Kano State is access to a predictable revenue stream generated by formalised transactions that has so far been unobtainable because of poor data sets. However, the broader benefit is the opportunity to use the demographic and physical data to make linkages between relevant institutions to initiate credible planning policy. Immediate examples are:

- **Knowledge of Household Size and Structure** will indicate the need to improve access to education or healthcare. Relevant ministries will be able to identify societal demand, and the physical data allows sites for new buildings to be identified in communities needing support.
- **Local Trade Clusters** - such as tailors and mechanics - can be organised into more effective co-operative structures. This offers them improved access to business development services, access to finance and improved access to market. The state in turn benefits from improved planning capacity.



Immediate Benefits to the Private Sector

SLTR also offers meaningful opportunities for the private sector. With a knowledge of the scale and location of existing value chains and markets, business becomes far more predictable and likely to succeed. Coupled with local government authority (LGA) level innovations in tax reform and skills development, the LGA becomes a more attractive proposition in which to trade.



Supporting the Development of State Policy

As SLTR extends its reach across the state and more data is harvested the State gains the facility to 'take stock' of its physical and human capital. That knowledge can allow for the creation of state development policies capable of reacting to the measured and defined needs of the population.



The Future of Systematic Land Title Registration (SLTR) Long Term Strategic Development Plans



With credible policies in place it is possible to develop short, medium and longer term strategic development plans for Kano State through data derived through Systematic Land title Registration (SLTR).

Given the likely tripling of the population in Nigeria by 2050 - culminating in a projected population of 1 billion by 2090 - effective planning is more critical than ever. Data generated through land registration can be used to develop effective business models for:

- Business development
- Healthcare
- Education
- Provision of infrastructure and power

By empowering individual local government authorities (LGAs) and treating them as a place to do business, the SLTR process can deliver real prospects for the achievement of the Sustainable Development Goals (SDGs).

Currently, Kano's most pressing need is job creation. A very real prospect exists to use the land registration process to identify core businesses at small and medium enterprise level that are capable of lifting the poorest sectors of society out of poverty in urban areas and generating more sustainable solutions in urban land use.

Only by actively shifting the situation to one in which government service provision is based on service delivery that meets the needs of the private sector, and which generates...

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More Jobs

"From the perspective of theory, spatial inequality is fundamentally determined by the location decisions of firms and households. Firms choose locations to maximise profits whereas households do so to maximise job market outcomes and utility." Sukkoo Kim

Systematic Land Title Registration (SLTR) derived data is capable of delivering solutions that can lead to more jobs. In seeking to generate employment within the context of a single local government authority (LGA) in Kano city, the factors are limited to existing skills, access to markets and a supportive business environment in which to learn new skills, improve business models and grow.

Growth initially may only be from micro to small, or small to medium enterprise but the growing population should be capable of sustaining growth if businesses are better managed and regulatory burdens reduced.

Kano benefits from several skill development initiatives, both local and donor funded, plus a focus on improving the way in which business is conducted. This includes a reduction or elimination of informal taxes and the introduced of simpler, harmonised taxation systems that significantly reduce the compliance burden on small traders.

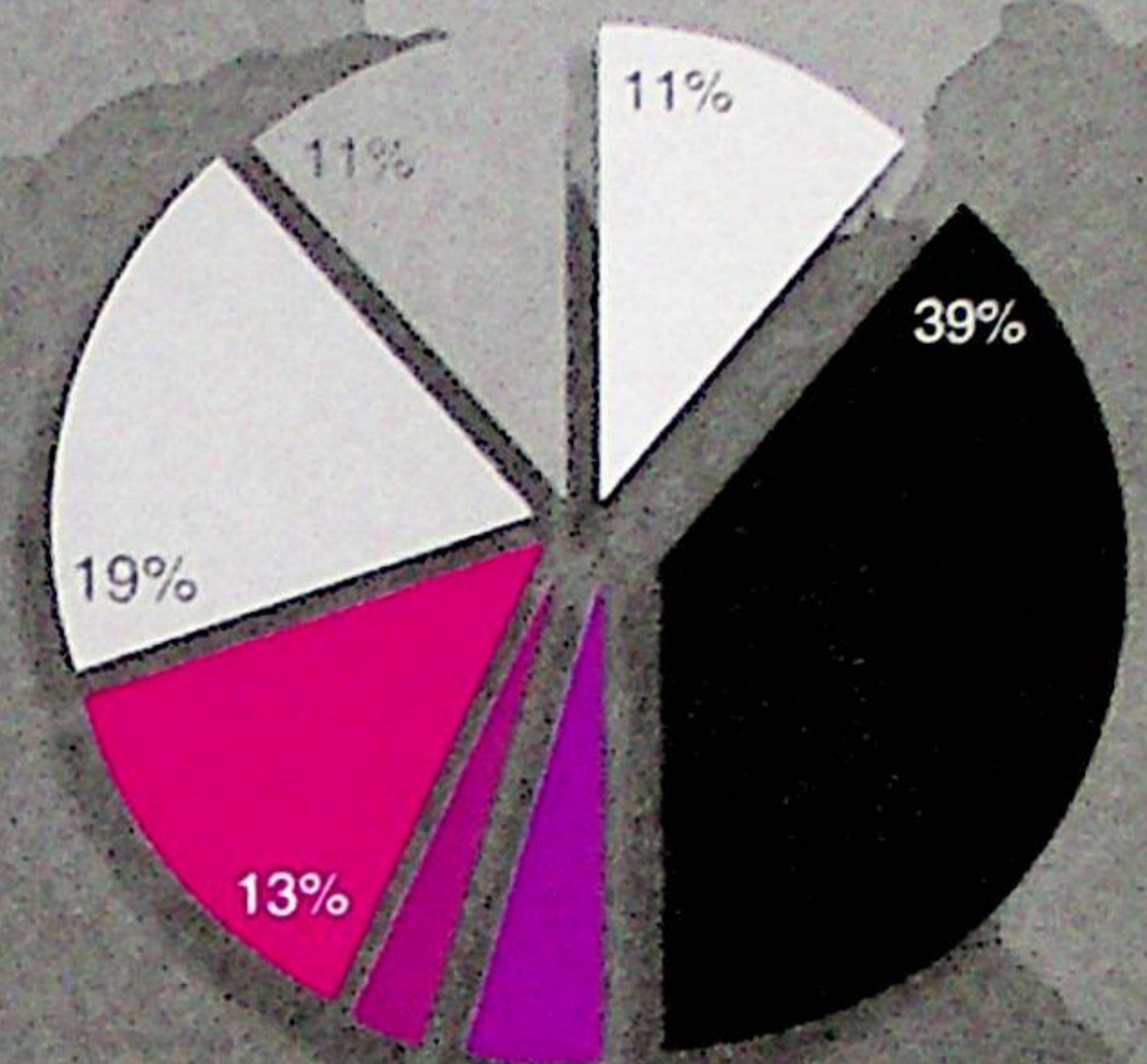
Information gathered so far indicates key trades worthy of attention:

Textiles and tailoring: Considerable activity is ongoing in this sector. As a 'clean' trade that can be pursued from home, opportunity exists to improve co-operation between participants and improve economies of scale.

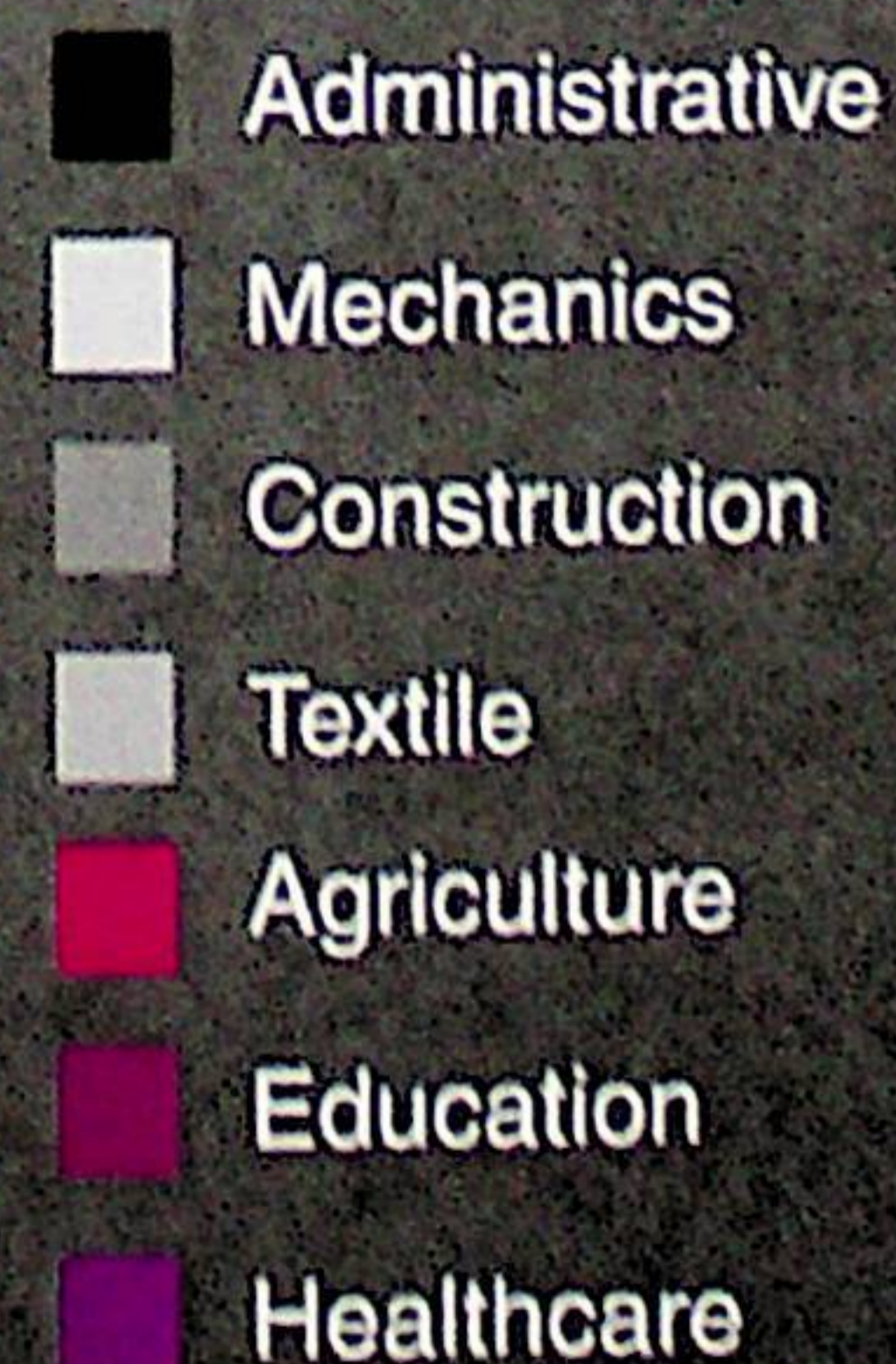
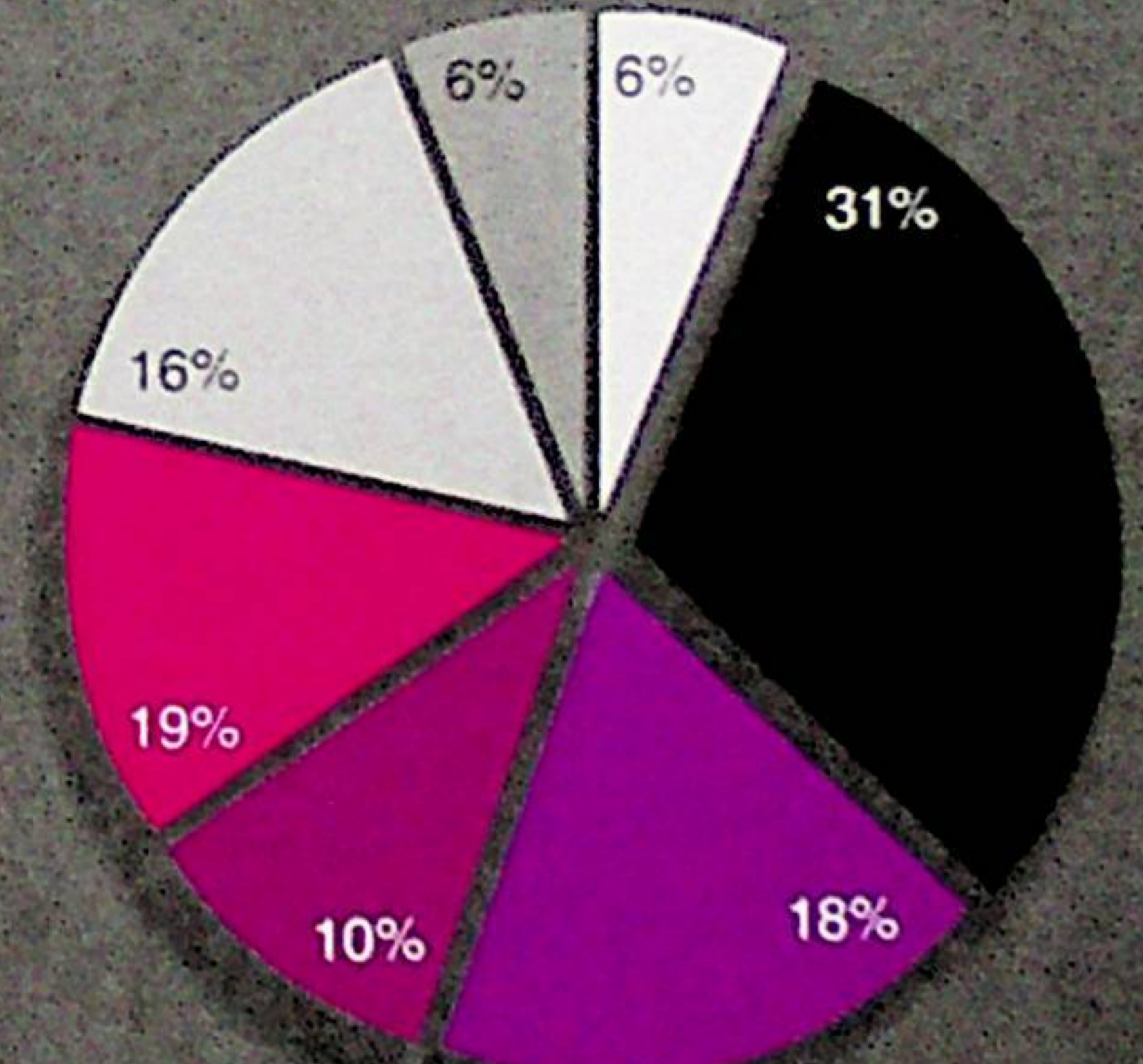
Mechanical: Considering the significant activity in this sector the opportunity exists to develop business incubators and vocational skills centres in dedicated sites that can make better, more effective use of vacant land.

Construction: Increasing demands on infrastructure through urbanisation will necessitate more measured attitudes to planning regulation and building control. Improved safeguards are essential to protect against further degeneration of local infrastructure and better waste management is critical. Pro-active development of construction skills, and the creation of small scale capital projects, allow improvements in skills and livelihoods and living standards amongst the most vulnerable communities.

Trade- Male



Trade- Female



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