

THE ACTIVITIES OF THE MINISTRY OF LAND AND SURVEY
FROM JANUARY 2008 TO DECEMBER, 2009.

INTRODCUTION

The Ministry of Land and Survey was created on 1st March 2002 out of the former Ministry of Works and Housing. It has four (4) Departments namely; Administration, Land Services, Town Planning and Survey and Mapping. The four departments work together for the Management and control of land in the State.

ADMINISTRATION DEPARTMENT

The Department is charged with the responsibility of training all staff to enhance job performance.

The Ministry spent the sum of Five Million, Five Hundred Thousand Naira only (₦5,500,000.00) on training of staff, including 50 who received training on Auto Card and on General Computer.

The Ministry spent Five Million Eight Hundred Thousand Naira (₦5,800.00) only on sponsoring staff to attend workshop/seminar and conferences. Payment of Four Hundred and Thirty Thousand, Five Hundred and Nineteen Naira (₦430,519.00) as tuition fees to staff was also made.

Renovation and building of offices, purchase of 15KVA Generator, Installation of V-sat for Internet access.

LAND SERVICES DEPARTMENT

The Department has 6 main Sections: These are mainly

- (a) Land Administration
- (b) LUAC (Land Use Allocation Committee) Secretariat
- (c) Deed Registry
- (d) Public Lands Acquisition
- (e) Revenue
- (f) Valuation
- (g) Owner Occupiers

Land Administration Section:

Conversion of Customary Title

The Ministry received 542 applications during the period under review for conversion of customary titles, out of this number the Ministry processed and conveyed 319 approvals while the rest are being processed. The 9 applications for conversion of customary titles are in increase due to the



fact that most Bank and Financial Institutions prefer statutory certificates of occupancy to customary titles as collateral security.

A sites were also acquired for mini sugar plantation for Adamawa Investment Ltd., at Loko, Song Local Government, Cement Company at Guyuk , Law School at Yola, Stadium at Yola, Civil Defence Training School at Yola. There was also Site Board for Layouts at Yolde Pate Wauro Jabbe etc.

Land Use and Allocation Committee Secretariat and Plot Allocation.

Briefly, the activities of the Land Use and Allocation Committee 1st January 2008 to 31st December 2009.

(i) New Applications

A total number of 6,195 applications for Residential, Commercial, Industrial and other uses were received by the LUAC Secretariat for presentation to the Committee. The Land Use and Allocation Committee at its 38th and 39th LUAC Meeting held on 17th of October, 2008 and 25th June 2009 approved a total of 2,150 applications for allocation.

Mass Housing Development in the State

The new National Housing Policy entails a major slight in Government Housing policy from the provision of Mass Housing by the Government agencies to the provision of Mass Housing through collaboration with private sector real estate developers.

To realize these objectives a meeting was held on the 6th December 2007 with 14 private sector Real Estate Developers in which an agreement was reached for allocation of land to the Estate Developers.

Land had been allocated to the Estate Developers who showed seriousness. The Estate Developers and other proposed developments are as follows:

S/No.	NAME OF DEVELOPER	No. OF HOUSES	HOUSE TYPE
1.	Police Staff Housing Scheme	5000	2 bed room semi detached bungalow
2.	Federal Road Safety Commission	5000	Semi detached Bungalow
3.	SALPA Nigeria Limited	48	2, 3 & 4 Bedrooms Bungalow
4.	NNPC Pension Fund Housing Scheme	Staff Quarters	Staff Quarters
5.	Atlas Housing	1000	2 & 3 Bedroom Bungalow
6.	Shiek & Sheriff Realtor	1000	2 Bedroom bungalow
7.	Mira Cube Properties Ltd.,	1000	2 bedroom semi detached bungalow
8.	Resort Developers	200	100 2 bedroom detached bungalow and 100 3 bedroom detached bungalow
9.	Zackson Ltd.,	1000	2 bedroom detached bungalow
10.	New Cosmo-politan	-	-
11.	Dumez	500	Two and Three Bedroom

As Stated earlier land has already been provided for these Estate Developers. To ensure that land allocated is effectively developed, the Developers would be issued Development Lease of 5 years with fully documented Memorandum of Understanding.

Government is expected to provide infrastructure to the Estate such as water, electricity, roads etc. developers on the other hand are expected to provide infrastructure within the Estate. Government could however provide infrastructure within the Estate in order to lower the disposal cost of the houses.

The applications have been considered and approved by the Land Use Allocation Committee for allocation.

Pending Application

There are presently a total of 32,910 pending application awaiting allocation. The Ministry is undertaking the production of new layouts to allocate plots to these applicants.

Deeds Registries

During the period 1st January 2008 to 31st December 2009 the following applications were processed and approved and Registered.

Consent to assign	=	257
Consent to Mortgage	=	101
Consent for Devolution	=	12
Consent for Gift	=	9
Consent for Conditional Surrender	=	392
Certified True Copy	=	15
C. of O.	=	140

Public Lands Acquisition:

The following Sites were Acquired:-

- (i) Site for skill Demonstration Centre at Damilu, Yola-North Local Government.
- (ii) Sites for skill Demonstration Centre at Yola, Yola-South Local Government.
- (iii) Sites for Skill Demonstration Center at Girei, Girei Local Government.
- (iv) Site for Model Science Technical Colleges at Madagali, Maiha, Song, Fufore, Lamurde, Mayo-Belwa and Toungo.
- (v) Site for Nigeria Law School, at Yola, Yola-South Local Government.
- (vi) Site for National Inland Water Ways Authority at Jimeta, Yola-North Local Government.
- (vii) Site for University Teaching Hospital at Yola, Yola-South Local Government.
- (viii) Site for easement in skill Demonstration Centre at Damilu, Yola-North Local Government over land belonging to Alh. Jikka Jambutu.
- (ix) Site for Girl Child Education at Girei, Girei Local Government.
- (x) Site for Immigration Office/Quarters at Girei, Girei Local Government.

- (xi) Site for Accountant General Federal Pay Office at Yola, Yola-North Local Government.
- (xii) Site for Government Approved layouts ADSYP 22 and ADSYP 23 off Yola-Numan Road, Yola-South Local Government, Yolde Pate, Wauro-Jabbe.
- (xiii) Site for Guyuk Cement Company.

REVENUE SECTION

Revenue Collection from January 2008 to December 2009.

A total revenue collection for the period from 2008 – December 2009 was ₦76,199,385.60 realized from payments of the following:-

- (a) Ground Rent
- (b) Preparation Fees
- (c) Registration fees
- (d) Survey Charges
- (e) Clearance of C of O to ASUPDA
- (f) C. T. C. fees
- (g) Consent to assign
- (h) Consent on Legal Mortgages
- (i) Search fees with Ministry's Report
- (j) Search fees without Ministry's Report
- (k) Application fees

The sum of about ₦124,800,000.00 Million was also realized from the payment of Infrastructure Development Levy on the new layouts.

VALUATION SECTION

During the period under review, the section undertook the assessment/valuation of compensation over those whose ancestral lands acquired for various layouts by the State Government at;

- (a) ADSYP 12 & 12 extension behind the State abattoir along Jimeta-Yola Road.
- (b) ADSYP 22 & 23 along Numan Road
- (c) ADSYP 14 Bagalchi off Jimeta-Girei Road.
- (d) ADSYP16 Modire behind the Radio FOMBINA Bajabure Vinikilang
- (e) ADSYP 17 Laide Village Bajaure
- (f) The proposed site for Estate Developers along Numan Road.

- (g) The Adamawa State Teaching Hospital site at Sangere Numan Road.
- (h) The Nigerian Law School at Yola town
- (i) Annexation of Chief Edward Aleideno's properties by the State Government near the Government House Yola.
- (j) The properties of those affected at Wauro-Jabbe by the demolition exercise carried out by the Committee set up by the past administration on land misappropriation.
- (k) Proposed Yolde Pate Layout- ADSYP 29
- (l) Proposed Wauro-Jabbe Layout- ADSYP 8
- (m) Site for Stadium Complex along Numan Road
- (n) WASC Office Yola
- (o) BAGAU Village Yola
- (p) ADSYP 25 behind FGGC Yola
- (q) Site for Recreational Centre along Yola-Jimeta Road.
- (r) Proposed Hajj Camp near the Yola Airport.

Achievement

The present administration has released the sum of ₦58 million for payment of compensation. Payment have been completed.

- (i) ADYP 22 & 23 Layout Numan Road for which
- (ii) ADSYP 14 Bagalchi Bajabure
- (iii) ADSYP 16 Modire
- (iv) ADSYP 12 & 12 Extension Abattoir
- (v) ADSYP 17 Jimeta-Girei Road.

The sum of Seventy Six Million (₦76M) was also been approved awaiting release of payment of compensation for ADSYP.....

The Ministry appreciates the fact that the problems of land administration in the State arising from non-payment of compensation is seriously being taken care of by the present administration.

Cases/Litigation

The following cases are pending in Court:

- (i) E. D. Tsokwa Vs Miji Yawa at Jimeta-Yola
- (ii) Nuhu Wakili Vs State University at Mubi
- (iii) Ibrahim Bapetel Dulo Vs Ministry of Land and Survey
- (iv) Isiyaku Yakubu Vs Ministry of Land and Survey.

Owner Occupier Unit

During the period under review, the owner-occupier unit of Ministry has received and processed 150 applications. The unit has also bind about 56 Nos of certificates ready for forwarding to His Excellency for his signature.

Land and Deeds Registries and Computerization

Despite the advent of modern technology, Land records in the Ministry are still being kept manually. The manual system of record keeping makes the storage of documents and retrieval of vital information slow and difficult. The release of ₦19.4 Million for the construction of Land and Deed Registries was made and the project is at 95% completion. Land Registry if funds are released will go a long way in solving the Ministry's problems.

Also the Computerization and Automation of Land and Deed Registries has been approved.

SURVEY DEPARTMENT

The Survey Department is made up of three units, Namely; Survey, Cartograhpy and Lithogarphy.

(1) Field Unit:

The field unit carried out the following surveys:-

- (i) Demarcation and survey of 7 Science/Technical Colleges spread across the State.
- (ii) Demarcation and survey of Government Approved Layouts, namely ADSYP 14, ADSYP 16, part of GSYP 18 Extension.
- (iii) Demarcation and survey of Adamawa State Univerity Teaching Hospital.
- (iv) Re-Demarcation and re-survey of 4 out of the 7 sites of the Science/Technical Colleges. This is due to change of sites and extension of the area. These are Mayo-Belwa, Madagali, Song and Lamurde.
- (v) Demarcation and survey of 6 sites for private developers.
- (vi) Demarcation and survey of Police Housing Scheme.
- (vii) Topographical survey of the 7 Science/Technical Colleges.
- (viii) Demarcation and survey of the site for Homes and savings.
- (ix) Demarcation and survey of 302 Isolated items.
- (x) 128 cases of re-establishment were treated.
- (xi) 9 cases of encroachment were treated.
- (xii) 3 Ring Roads were set out.

(xiii) Demarcation and survey of ADSYP 22, 12, 17, 24 and 27.

2. **Boundary Unit:**

(i) Nigeria/Cameroun International Boundary Tracing:-

The 3rd phase of the Nigeria/Cameroun International boundary was traced in February, 2008. It covered three Local Governments in Adamawa State. The Local Governments are; Jada, Ganye and Toungo.

(ii) Adamawa/Gombe Inter-State Boundary Demarcation:-

The final demarcation of Adamawa/Gombe boundary was carried out under the period of review. Three grey areas were skipped pending the resolution by the joint consultative forum of the two States. The demarcation was carried out by a contractor under the supervision of the representatives of Dg National Boundary Commission, office of the Surveyor General of the Federation and office of the Survey General of the two States.

(iii) Adamawa/Borno Inter-State Boundary:-

Consultative meeting of the two States at the instance of National Boundary Commission was held at Maiduguri, Borno States. The representative of the Surveyor General of the Federation was there. At the end of the meeting, it was resolved that, the Gwoza/Madagali sector which has been traced and preliminarily demarcated be arranged for final demarcation. The remaining sector be traced and the tracing was to start by September, 2008. it could not start as earlier scheduled due to logistic problems from the two States. However, Adamawa State is ready now and is waiting for Borno's response, but there was no response up to the end of the year 2008.

3. **Cadastral Unit:-**

(i) Processed 2,082 new applications, conversion cases.

(ii) 3,529 new applications from Government Layouts.

(iii) 12 Sites Board Meetings were held.

(iv) 1,988 beacon numbers were issued for various surveys.

4. **The Cartographic Section carried out the following:-**

(i) 298 preliminary and final charting was done.

(ii) 284 Titles Deed trace were drawn.

(i) 412 Maps and plans were printed.

5. **Lithographic Section carried out the following:-**
- (i) 41,700 File Jackets were printed.
 - (ii) 88,500 various forms used by the Ministry were printed.
 - (iii) The Lithographic Machine was repaired in November, 2008.
6. New and modern Digital Survey Equipment were purchased during the period at the cost of ₦14 million

TOWN PLANNING DEPARTMENT:

The Town Planning Department whose statutory function is physical planning of all settlement in the State both Urban and Rural for a clean, healthy and aesthetically attractive environment had over the period under review carried out the following functions.

Layouts

14 layouts were designed, whereas 2 were redesigned. They are:-

- (i) ADSYP 12, 14, 17, 22, 23, 24, 25, 26, 27, 28, 29 30, 31 and 32 along Jimeta Yola Road behind Abattoir.

Clearance Letter

A total of about 162 clearance letters were issued out to prospective developers.

Complaints and adhoc duties

Numerous complaints precisely on encroachment were received and treated accordingly that is why we have about 90 letters of stop work notices issued out to encroachers for compliance in order to forestall sanity. Complaints coming from area offices especially southern Zone Demsa in particular, was referred back to Numan area offices for clearance and the result is being awaited. A member of our staff in this Department also undertook a visit to Savannah Sugar Company intimating them to be up to date revenue wise.

Township Mapping for Yola, Mubi, Numan and Mayo-Belwa has been completed in Digital form. A printer 44 inches 256MB of Memory, 40GB Hard Disk was also purchased for production of Maps and can print on A0 paper with a speed of about 2mm per second. Also Digital Images for greater Yola was purchased within the year at the cost of ₦2,304,531.25.