



Assessment of the Challenges of Informal Land Delivery System in Karu Urban Area (KUA), Nigeria

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ABSTRACT

Cumbersome nature in cost and time of acquiring land for development in the developing world has necessitated the shift to other options to land acquisition. This scenario brought about Informal Land Delivery System (ILDS). Since land is the pedestal upon which the fabric of the city exists and operates, it is pivotal to an efficient and effective urban management. The research set out to assess the challenges of ILDS in Karu Urban Area (KUA). To achieve that, the study was able to examine the Existing Nature of Land Delivery System in Karu Urban Area (KUA) and the challenges it faces. At the end of the study, it was established that the public urban land only constitutes 14.80% of the total built up area of the urban area while the private sector constitutes the bulk of the 85.20% of the built up area (63,960 plots of land, using standard measurement of 1000m²). This signifies that the public or formal sector only control 14.80% of the total built up area of the KUA giving rise to informal sector which controls the bulk of development in terms of land acquisition and accessibility in the urban area. The study also revealed that approximately 6,396 Ha (63,960 plots of land, using standard measurement of 1000m²) were delivered through the ILDS among which landholding families supplied 74% of the plots of land. In assessing the challenges of this sector, the study revealed that the resident's personal income is the predominant challenges of fund raising for the purpose of Land acquisition in KUA with 56.3% against Loan from financial institutions, cooperatives, friends and associates which stood at 18.8%. Time taking to access a plot of land, payment of commission to land agents, dispute over plot of land and cost of land at the period of sales and purchase are other challenges with 38.9% accessed their plots of land after three years from the period of payment against 22.1%, 13.9% and 8.2% who access their plot of land in less than three months, four months to one year and one to three years respectively and 53.4% paid commission for their land acquired for development against 25.5% who did not pay while 22.6% of the total land acquired had dispute on their plot of lands acquired with 16.8% are dispute on plot boundaries while disputes on double allocation, inheritance and validity of ownership constitutes 2.4%, 1.4% and 1.0% respectively. As a result of this established facts of this study, the following recommendations were given, there should be integration of KUA to the FCC so as allow FCDA to regulate development in the area, Nasarawa State Urban Development Board should have full control in distribution and allocation in the urban area and the government should make land distribution and acquisition for development less cumbersome for every citizen of the area.

KEYWORDS: Karu Urban Area, Informal Land Delivery System, Challenges

INTRODUCTION

Background of the Study

As a result of rapid growth of urban areas globally, the demand for land tends to be on the increase day by day and this is evidenced in the shift to other options to land accessibility. In the developing countries, this is not exceptional, pressure on land is on the increase and to acquire it through the formal system, the processes tend to be cumbersome and expensive. This scenario brought about Informal Land Delivery System (ILDS). ILDS is the way and manner land is acquired not through the public institutions but through individual landholdings such as the families, traditional councils, communities and



private organizations for development. This situation is peculiar to Karu Urban Area (KUA). The ILDS is the dominant sector in the provision of land accessibility for development in the urban area but this sector is facing a lot of challenges in the provision of land for development in the urban area which the thrust of this study is. The study aims at assessing the challenges of ILDS in KUA with the view of making recommendation for improvement. To achieve the essence of this study, two broad objectives were outlined which are to review the nature and existing characteristics of Urban Land Delivery System (ULDS) in KUA and to examine the challenges of the ILDS in the Urban area. In proffering answers to the above objectives, the following questions were meant to answer; what are the nature and characteristic of ILDS in KUA? And what are the challenges faces by this sector in the urban area. KUA though, is a suburb adjacent to the Nigeria Federal Capital City (FCC), Abuja but is in Nasarawa State. The land accessibility in the area is both governed by formal and informal sectors. This study only focuses on reviewing the nature and characteristics of the ILDS in the urban area and the challenges they face in delivering the accessibility of land in the urban area.

Description of KUA

KUA is located in Karu Local Government Area of Nasarawa State which is in the North Central region of Nigeria. The urban area shares boundaries with Abuja, the Federal Capital Territory of Nigeria to the west, Keffi Local Government Area to the South and Jaba Local Government Area in Kaduna State to the North. The proximity of the major urban settlements of Karu to Abuja makes them part of the development corridors of the Federal Capital. This brings both opportunities and constraints to the development of the area.

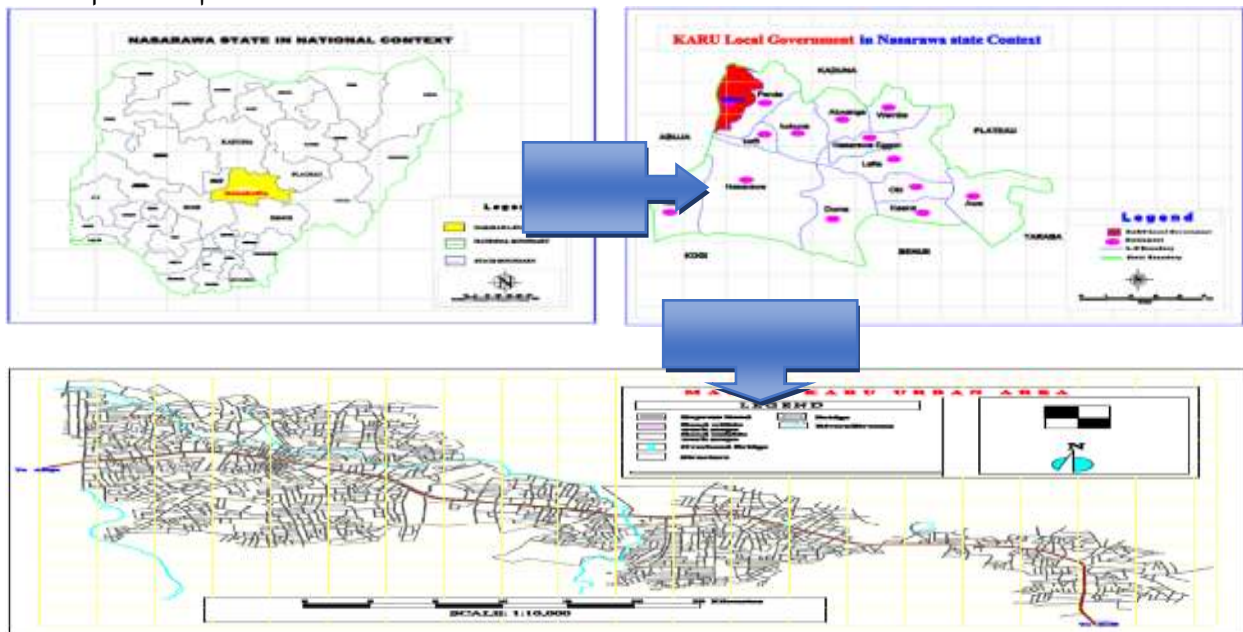


Figure 1: Location of KUA in the Context of Nigeria and Nasarawa State

Source: Field Survey, 2019



LITERATURE REVIEWS

The Concept of Informal Urban Land Delivery System

The concept informal" is an umbrella term, used to capture a variety of practices as which vary from one context to another. Some people refer to these practices as neo-customary, others call them quasi-customary practices, and still others call them living law". UNHabitat- Urban Land Market (2010). UN-Habitat (2010) the term informal urban land delivery system is used to talk about a variety of urban land transactions, exchanges and transfers that are not recognized by the state as legal, but which are nevertheless socially acceptable as legitimate by a variety of urban actors. Antwi (2002) defined informal land delivery as transactions in land outside the government legal system for which the necessary government proscriptions for formalizations have not been met. Kironde (1995) defined informal land delivery as a delivery system where the allocation or transference of land is outside the ambit of the procedures laid down by the government. Such land will usually be privately „owned“ by which we mean that the land in question is in the control of the people who, by virtue of, for example, earlier occupation or acquisition, or by virtue of customary tenure, command recognized authority over this land (irrespective of laws that may declare all land to be publicly owned). In urban areas such land is usually unplanned. Informal land market is a hybrid of a variety of practices and contains elements of customary/civil code law and social practices adapted to suit existing urban conditions. Although this market is, according to law, illegal, the state (or some of its agents) is often complicit in its functioning. UN-Habitat- Urban Land Market (2010). This study therefore, considers informal land delivery system as a land delivery system that allocates, alienates, adjudicates land transaction outside formal structures of the state, but through social (customary) practices in areas declared as urban by state laws. Like the formal urban land market, informal delivery system consists of a variety of institutions which supports, facilitate, regulate and arbitrate informal land transactions. These include state officials, such as local government councilors, traditional leaders, chiefs, community leaders, and community and family networks. Like formal markets, these regulatory bodies can be effective in facilitating exchange or can be overly restrictive and make it more difficult for (some) poor people to access land. Moreover, like formal regulations and structures, they can collapse in on themselves.

Process of Informal Land Delivery

The process of informal land delivery involves actors and how they manipulate formal rules to claim or contest for land property right. In what follows, this review will discuss major actors involved in the informal land delivery system, existing institutional arrangements that govern their interaction. Mahiteme (2009) identified six major actors involved in the informal land delivery through interviews and extensive field observation in his study of Kolfe_Keranio sub-city in Addis Ababa, Ethiopia. These includes: local residents, land brokers, gatekeepers, speculators, local officials and local laborers as the major actors considered to be operating in the area. In the



process of land delivery, actors are highly interdependent and they play their own roles in land acquisition, transaction, development and legalization.

Local Officials

These groups include both local politicians and professionals. A study made in 2003, mentioned corruption as one of the major causes of illegal land occupation and transaction (Shimelis, A. 2003). Another study in (1999) had already revealed that lack of clear rules and regulation, a weak institutional capacity and corruption were the primary causes for inefficient urban land use and uncontrolled land occupation. These claims were also confirmed by most of the experts in the Land Administration and Development Authority in Kolfe-Keranio. Therefore, local officials were identified as key actors in the informal land delivery.

Local Residents

They are either the original landowners or squatters who owned plots through informal subdivision. They are usually perceived as marginal actors once they have sold their land or secured their own plot. However, they are active actors who are involved in the informal land delivery. In some cases, they became leaders of the informal delivery on their own land. They also play a key role as information center for the newcomers who want to buy land in the area. They also act as sub-brokers by leading the new buyers to the main land brokers.

Land Brokers and Local Laborers (Agents)

The main activity of land brokers is to bring buyers and sellers together. The brokers usually get information about plots through the owner or by their own information networks. As information is essential in this activity, there are sub-brokers, which supply information to the main brokers. Anybody who knows a person who is going to sell his plot can be a sub-broker. Even though, according to the study by Mahiteme in Kolfe-Keranio, Addis Ababa, they identify themselves as brokers, they do multiple jobs as brokers, land speculators, water vendors and as guards at construction sites. Brokers in the area have wide-ranging social interactions through which they can get information on land. This network allegedly involves even officials in the Land Administration and Development Authority.

Speculators/Land Buyers

These include people who are involved in land subdivision and those who acquire land for housing through the informal land transaction. The formers are usually permanent speculators while the latter are temporary speculators. Temporary speculators are low-income people who acquired land from the City Administration but who have no capacity to build houses that fit to the standard required by the master plan in a given site. As an alternative, people usually sell their current plot and move to another place to get a plot at lower price. The money from the previous plot usually enables the temporary speculators to acquire a new plot and construct a house. In most cases, once

they have built their own house, they will quit speculation activities. Other types of semi speculators are those who move from the center to the periphery of the city. People may sell their houses or plots in the center at higher price and come to buy a plot or a house at lower price and will start a new business with the leftover money.

Gatekeepers (Double Agents)

Gatekeepers are people who are employed by the City Administration to control illegal land occupation, construction and the sanitation of the neighborhoods. The team was established in 2003 in Addis Ababa and operates both at sub-city and Kebele (lowest administrative) levels. The formal duties of the gatekeepers with regard to the regulation of informal land subdivision and illegal construction are to patrol around the expansion areas and take different actions, which ranges from warning to demolition.

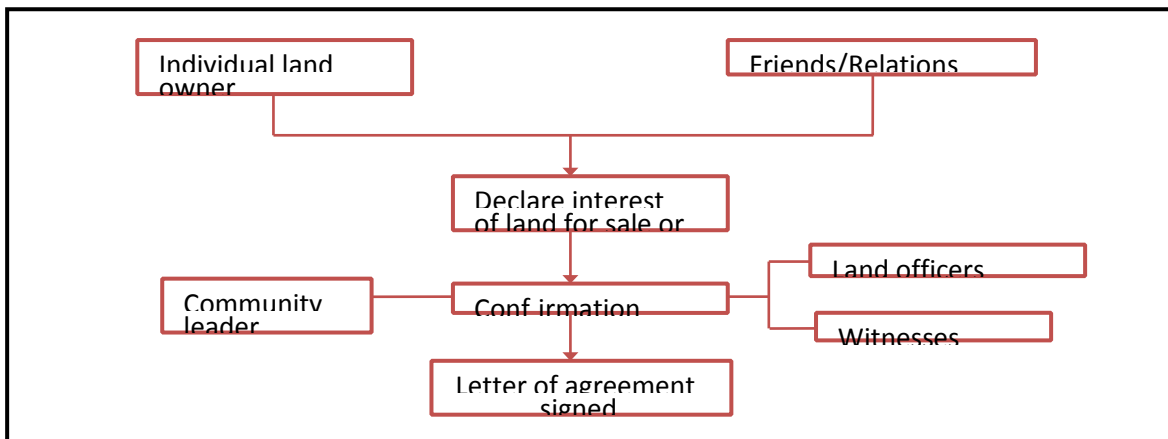


Figure 2.2: Informal Land Delivery Process in N'djamena, Chad Republic

Source: Djero (2005) Security of Tenure in Informal Settlements

Major Determinants of Informal Land Delivery System

According to Gondo (2008), Informal land delivery in most Sub-sahara African cities is caused by a number of factors. In table 2.3, Gondo studied urban land informalities and institutional response in five selected settlements in Ethiopia. He came up with a matrix depicting the major determinants of informal land delivery based on three degree stages; leading cause, second and third degree causes.

Table 2.3: Determinants of Informal Land Delivery System

Cities	Determinants	Second	Third
Addis Ababa (Bole Sub-city)	-The poor lack the ability to pay for the land / the minimum required deposit. -There is no conscious effort by town and city officials to target the poor -increased rural urban	-Lack of transparency in service delivery -Increasing cases of land related corruption -Increase in speculative behavior	-the poor are less active / not engaged in the land delivery process. -Land delivery system biased towards the educated and



	<p>migration resulting in increased demand for land versus limited supply</p> <ul style="list-style-type: none"> -Inhibitive house rentals -Restrictive leasing system -increasing levels of poverty 	<p>leading to higher prices of land.</p> <ul style="list-style-type: none"> -Over emphasis on land for investment rather than for housing the poor. 	<p>government employees.</p>
Yeka Sub-city	<ul style="list-style-type: none"> -Bad governance and corruption- - Shortage of land -high land values -Increasing levels of poverty, unemployment and underemployment -Inefficient land administration procedures High cost of building materials 	<ul style="list-style-type: none"> -Local authorities lack financial capacity to service and pay compensation for acquired land. - Most land allocation procedure based on the bidding system which favors the most affluent. -existing standards requirements are still too high for the chronically poor. -weak law enforcement mechanisms 	<ul style="list-style-type: none"> -Unclear land boundaries - Inconsistent policies Towards dealing with informal settlers.
Adama City	<ul style="list-style-type: none"> -Local authorities have limited capacity to develop and deliver adequate supplies of land to the poor. -Unwarranted delays and inefficient land delivery process. -poor land administration procedures -Increase in the number of illegal land transfers - increased demand for land owing to increased rural – Urban migration. 	<ul style="list-style-type: none"> -High cost of building materials - Bureaucratic tendencies resulting in slow land delivery procedures. - The inability of the poor to afford minimum land assets. - The poor have no collateral security to borrow money from financial lending institutions. - Excessive regulation and standards - illegal purchases of land 	<ul style="list-style-type: none"> Corruption by city officials and land speculators. - Weak administrative control mechanisms



Jimma City	<ul style="list-style-type: none"> -high cost of building materials -Increased rent seeking behavior -Weak law enforcement mechanisms -Unaffordable rentals Delays in the land delivery process and a generally inefficient land administration process. -poverty, unemployment and underemployment 	<ul style="list-style-type: none"> -No explicit assessment procedures in qualifying beneficiaries -The desire to obtain large parcels of land 	<ul style="list-style-type: none"> -local authorities lack adequate capacity to develop and deliver land
Bahir dar	<ul style="list-style-type: none"> -Limited land supply -Required standards are still too high for the chronically poor. -Lengthy formal land delivery system -High house rentals 	<ul style="list-style-type: none"> -High cost of building materials -low household income and inability by the poor to Save 	<ul style="list-style-type: none"> -Local authorities have limited financial capacity to compensate for acquired land.
Ambo Town	<ul style="list-style-type: none"> -Lack of collateral security by the poor limiting their ability to borrow money from financial institutions. 	<ul style="list-style-type: none"> -lack of clear legal directives on informal land transfers. 	<ul style="list-style-type: none"> -Lack of transparency and accountability in the land administration process.

Source: Gondo 2008

RESEARCH METHODOLOGY

Research Design

The study uses survey research design method in accessing data for the study and the types of data used are quantitative in nature. Satellite imageries were used as a technique for the analysis of the spread of informal land delivery practices in the study area. This technique provided a broad view on the issues being identified. A combination of these techniques has advantage of capturing likely variation due to; location advantages, accessibility, proximity to infrastructures, ethnic variation and cultural practices etc. on the specific implication being observed from one stratum to the other.

Data types and sources

For the sake of the study, both primary and secondary sources of data were being explored. The primary data entails field surveys through; questionnaires, to establish ways in which people access land in the study area through the informal channels. The secondary sources of data used include; published and unpublished materials such as; base maps, records, reports, theses, articles, seminar papers, internet sources and other information necessary



from Ministry of Lands, Survey and Town Planning Lafia, Nasarawa Urban Development Board, and other related agencies responsible for land administration in the area.

Data Requirement

Primary Data

Data acquired under this source include; the process of land acquisition, number of plots accessed per-annum, the socio-economic features of the residents, and physical features of the study area as well as identifying the players in the informal land market in Karu. These data were sourced through; questionnaires, satellite images and reconnaissance survey.

Secondary Data

Data under this source include literally works and records on urban land market. Others are the map of Karu Local Government showing the study area. Sources of these data are the libraries, internet sources, Ministries of Lands, Survey and Town Planning Lafia and Karu Zonal office, Urban Development Board and others to be identified.

Sample Size and Frame for the Study

As revealed in table 3.3.3, the Projected population of KUA in 2011 is 138,384 (Karu Cities Alliance Initiative technical reports 2002). Given an average household size of 6 persons which represents most urban areas in Nigeria was adopted). Base on the projected population the area under study has approximately 23064 households. A sample size of 0.04% was adopted; this represents 229 respondents spread across the four districts of KUA. The sample frame used is the households, represented by the household heads as primary target respondents.

Table 3.3.3: Sample size and frame for the study

Strata	Projected Population	Household Population	Sample size in (%)	No. of Respondents (household Head)
Mararaba	40,270	6712	0.010	67
New Karu	48,297	8049	0.010	80
Masaka	39,439	6573	0.010	65
New Nyanya	10,379	1730	0.010	17
Total	138,384	23064	0.040	229

Source: Field Survey, 2019

Sampling Technique

Stratified random sampling was deployed in collecting the data. This technique was used in dividing the population of the city into separate stratum and within each stratum proportional samples were drawn. Different indicators identified were measured based on



the selected stratum. For convenience, the separate strata in KUA (New Karu, New Nyanya, Mararaba and Masaka) were used for questionnaire administration. The physical implication was measured by the use of satellite images of the study area for good visual presentation of the consequences. The economic and social challenges involved sampling opinion of the residents of the area represented by the strata (district).

Data Collation and Analysis

Out of 229 questionnaires administered, 208 were retrieved, collated and analyzed. SPSS was used in collating the data as well its analysis. Quantitative statistical method tools were deployed to analyze data collected. These involve the use of graphs and charts. Other qualitative tools deployed involved satellite imagery sourced from Google earth 2012 copy right, as well as visual observation of the area.

DATA ANALYSIS AND REPORTING OF FINDINGS

The Existing Nature of Urban Land Delivery System in Karu Urban Area (KUA)

Fig.4.1 and table 4.1 represents the existing nature of urban land delivery system in KUA. In the total built up area of the urban area, five distinct layouts were prepared and implemented by the public sector (Government of Nasarawa state) while private sector constitutes the other developed area not occupied by the public sector. In the analysis, the public urban land only constitutes 14.80% of the total built up area of the urban area while the private sector constitutes the bulk of the 85.20% of the built up area (63,960 plots of land, using standard measurement of 1000m²). This signifies that the public or formal sector only control 14.80% of the total built up area of the KUA giving rise to informal sector which controls the bulk of development in terms of land acquisition and accessibility in the urban area.

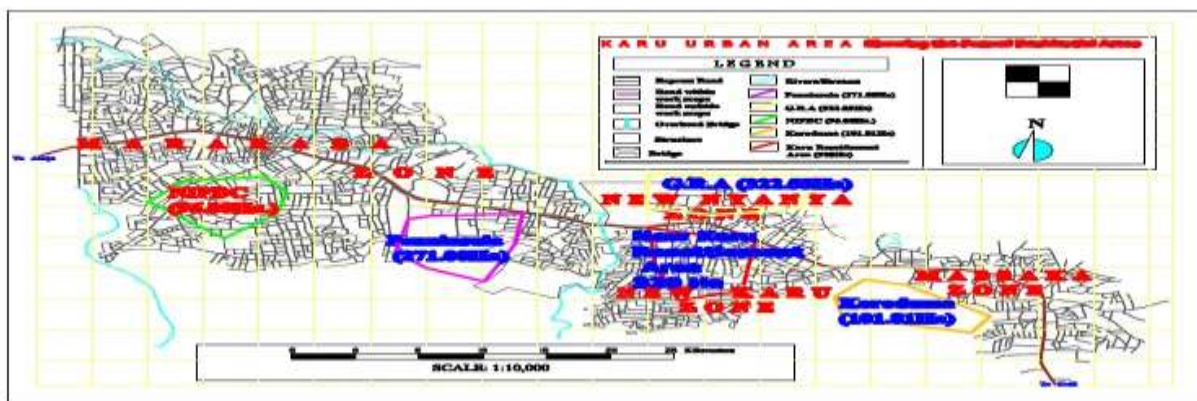


Fig. 4.1: The Nature of Urban Land Delivery System in Karu Urban Area
 Source: Field Research, 2019



Table 4.1: The Nature of Urban Land Delivery System in Karu Urban Area

Sector	Land Area (ha)	%
Public		
❖ Nasarawa Investment and Property Development Company (NIPDC)	96.00	1.27
❖ Penn insulate Estate	271.00	3.61
❖ GRA	322.55	4.30
❖ Koroduma Estate	101.81	1.35
❖ New Karu Resettlement Area	320.00	4.26
Private	6,396.00	85.20
Total	7,507.66	100

Source: Field Research, 2019

The Characteristics of Urban Land Delivery System in KUA

Giving the pertinent roles of informal system in land delivery in KUA as revealed in table 2, the sector is still facing with eminent challenges. These challenges were revealed not because of the intension to legalize the existence of the informality of the urban area at the detriment of the formal sector, rather to reveal the weaknesses of the sector despite its dominants in the land delivery system. In view of this, based on the response of the individual respondents in the study area, table 3 revealed that 38.0% of the plot of land within the informal land delivery area of KUA had less than 450m² of land. 29.8 had their lands measuring above 450m², with 21.6% having plots of land measured exactly 450m². With the indication of 38% out of 88.9% (table 1.0) of the plot and within KUA measuring less than 450m², it depicts a dominance of high density leading to compact pattern of development which is gradually taking a horizontal dimension. This comes with attendant consequences such of congestion, overdevelopment, overcrowding, overstretch of utilities and infrastructure and poor environmental quality due to high degree in waste generation and disposition. In the area of land acquisition process, compare to the formal sector, land acquisition processes for informal sector is short-lived depending on the channels of information on the availability of plots, type of documents supporting title and its description. Though, the period for land acquisition for this sector is also influenced by the choice of location, land ownership and other factors that could be considered by the buyer of the land. In terms of status of ownership, the result obtained revealed that 88.9% of the plot of land developed are owner occupiers while 11.1% lives on rented houses and free accommodation or squatting with friends and relations. In the area of exponential patronage on the acquisition of plot by the informal land delivery system in the KUA, the table shows that between 2002 – 2011, there was the highest percentage of the acquisition of land 42.3% of the informal land acquired in the area, closely followed by 1992 – 2001 with 32.7%. These clearly depicts the period within which the Federal Capital relocated from Lagos to Abuja and subsequently impact as a result of difficulty of access to land within FCT and the extensive demolition exercised carried out between 2003 – 2007 in the FCT.



Table 4.2: The Characteristics of Urban Land Delivery System in KUA

Informal Land Characteristics	Measuring Parameters	Frequencies	%	Valid %	Cumulative %
Size	450m ²	45	21.60	21.60	21.60
	450m ² +	62	29.80	29.80	51.40
	Less than 450m ²	79	38.00	38.00	89.40
	Not Applicable	22	10.60	10.6	100.00
	Total	208	100.0	100.0	-
Land Ownership	Valid Yes	185	88.90	88.90	89.90
	No	23	11.10	11.10	100.00
	Total	208	100.0	100.0	-
Period of Acquisition	Before 1980	2	1.0	1.0	1.0
	1981-1991	29	13.9	13.9	14.9
	1992-2001	68	32.7	32.7	47.6
	2002-2011	88	42.3	42.3	89.9
	Not Applicable	21	10.1	10.1	100.00
	Total	-	-	-	-
		208	100.0	100.0	

Source: Field Research, 2019

Challenges of Informal Land Delivery System in KUA Fund Raising Strategies Adopted by the Residents of KUA

As revealed by the study, resident's personal income is the predominant strategy of fund raising for the purpose of Land acquisition in KUA. This accounts for 56.3% of the total land acquired in the urban area. Loan from financial institutions, cooperatives, friends and associates on the other hand stood at 18.8%. While other forms of fund raising which could be gift from well wishers, friends and family members only account for 0.5%. These reveal savings and loan being the predominant strategy of plot acquisition funding in the KUA.

Time Taken to Access Plot of Land after Payment

Time taking to access a plot of land is another challenge of the informal land delivery system in the urban area. As revealed by the study, 38.9% of the respondents accessed their plots of land after three years from the period of payment. This however is largely attributed to those who accessed their land from government agencies while 22.1% of the people accessed their lands and commenced development in less than 3 months from the date of payment. These respondents are predominantly those who accessed their plots of land through the land holding families and the traditional leaders. 13.9% accessed their plots of land between 4 months to 1 year. However, 8.2% accessed theirs between 1-3 years after payments were made.

Average Cost of Plot at the Time of Acquisition

Those who obtained their plots of land between N101, 000 – N250, 000 and N251, 000 – N500, 000 had 18.3% each. This reveals a predominant average price range of between



₦100, 000 – ₦500, 000 for plots of land within KUA. 17.5% purchased their plots between ₦501, 000 – ₦1, 000,000. 16.8% had their lands at prices less than ₦100, 000. Only 8.2% had their lands at prices above ₦1001, 000. The price variations are also a factor of; location, size, time of acquisition, and channel of delivery. 74% of the respondents attest that they paid taxes and or levies over their plot of land. 14.9% clearly states that they had never paid any form of tax to any institution over their land. Such taxes are premium tax, ground rent, planning permit etc. 56.3% of the respondents claimed that they pay their taxes to government agencies. However, a large chunk of this payment goes to the Local Government who opens registers for customary lands. 21.2% of the taxes and levies are paid to traditional leaders of the respective communities where such lands are being sold.

Payment of Commission to Land Agents

Land agents are integral part of the land markets in most African cities. KUA depicts a flourishing land market with agents making most of their opportunities. 53.4% of the transactions made by the respondents paid certain sums as commission to land agents. 25.5% did not pay commission, these are predominantly those who accessed their plots of land from the government allocations or had privilege contact with the owners of the lands directly.

Percentage of Commission Paid to Land Agents

The predominant commission charge (cumulative) by agents was between 6-10% accounting for 36.1%. 13% were charged less or equal to 5%. However, few 8.7% paid more than 11% of the total cost of land purchased as agency fee. This further reiterates the financial attraction in the business, hence, the rush for such services as supportive jobs even for those under government pay roll.

Patronage of Available Plot of Land for Sale

The frequency of patronage was measured on a nominal scale of slow, very quick and speedily. The result in table 4.13 reveals that 50% attest to the level of patronage as very quick and 26.9% speedily rush for plots made available for sale depending on the location and accessibility. 23.1% reveals that the patronage is often slow. This result further strengthens the potential of the area to attract investment.

Dispute over Plots of Land since Acquisition

This is to test the reliability over the security of tenure under the predominant land delivery channel (informal) in KUA. 18.3% had dispute over their land in the past while 4.3 are ongoing cases either with traditional authorities or competent law courts. This land disputes ranges from boundaries of plots, double allocation, inheritance and validity of ownership. However, dispute on plot boundaries took 16.8% while double allocation, inheritance and validity of ownership took 2.4%, 1.4% and 1.0% respectively. Notwithstanding, 64.4% had no case over their land up till the period of survey.



SUMMARY OF FINDINGS

The landholding families are the major players in the ILDS in KUA supplying over 70% of approximately six thousand (6000) Ha of land delivered through the informal system. The study reveals an average of eight (N8, 000,000) Million annual revenue generated by the landholding families from sale of their farm lands. Their influence suggests that any form of collaboration or interventionist approach in the ILDS in KUA will be to first capture their interest. The traditional institutions are in receipt of at least 21% of taxes paid over lands sold to both individuals and corporate developers. The land agents and professionals alike participated largely due to benefits such services offer them. They however act as value multipliers in the system, particularly the agents, and their marketing skills greatly influence the prices of land when delivered to the final consumer, since they charge averagely 5-10% of the total cost of land purchased. The intermediaries are crystallizing into groups and companies to enhance their chances and influence in the system.

CONCLUSION

Informal land delivery presents mixed reactions in most of our cities, its contributory role in making land available within short period of time as well as other opportunities they tend to possess it also possess great challenge to how cities are managed. This study revealed these scenarios and the form they take in KUA. The lessons derivable from the activities of ILDS in KUA shows that if concerted efforts are not made to cope with this system in a harmonious and orderly manner, KUA will grow into a metropolis with complex systems which are uncoordinated and will prevent the city from achieving the goal of collective and even development

RECOMMENDATIONS

Having taken stock of the various dimensions of urban land informality, this research has however proposed three coordinated approaches namely; partnership/cooperation with actors in the informal land delivery sector, introduction of local land administrators and land regularization. A combination of these three approaches seeks to achieve democratization of the land management process, cooperation and inclusiveness of the residence of KUA in their own affairs as this though difficult to achieve but promises better outcome.

Partnership and Cooperation with Actors in the Informal Land Delivery System The path that creates co-operation, partnerships and mutual problem solving is ideal for adoption in KUA. Confrontation and disregard would breed antagonism and resistance from affected parties. Some practical symptoms of this include; threats, destructive criticism of land policies, manipulation and development of regressive climates in collaborative meetings and non-action. Negotiated outcomes are often a characteristic of accommodative strategies.



Introduction of Local Land Managers at District Levels

Fourie (1997) states that "optimal land management entails indispensably public guidance". The introduction of a local land administrator at district levels within KUA offers a concrete solution. This will however be an offshoot of the earlier strategy of partnership and cooperation. This can fit in the local social scene and manage change at the local level. A prerequisite for this would be good social skills and technical capacity as well as access to information concerning the range of issues that affect land delivery and sustainability in the urban area.

Land Regularization

This is a remedial approach which seeks to formalize lands which were previously under customary or informal titles. This approach has been adopted in several places and had yielded various outcomes. Its advantages are multifaceted either from the beneficiaries' angle or the public sector. To the beneficiary it's; title for properties, security of tenure, freedom from eviction, economic empowerment, increased property value etc. meanwhile the public sector generates; income, achieve inclusiveness, win public confidence and followership, increased investment opportunities, unifying land management practice, increased revenue channels etc. The KUA has large chunk of land about 6000 Ha (field survey 2012) held by the informal sector. Using the Development Levy Charge alone in title processing with the rate of N25/m² as it applies in KUA this would amount to approximately N1.5 Billion.

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