

LGAF Nigeria

2011

Validated Land Governance Scorecard

LGI-Dim	Topic	Score				
		A	B	C	D	
Recognition of Rights						
1	i	Land tenure rights recognition (rural)	√			
1	ii	Land tenure rights recognition (urban)	√			
1	iii	Rural group rights recognition			√	
1	iv	Urban group rights recognition in informal areas			√	
1	v	Opportunities for tenure individualization			√	
Enforcement of Rights						
2	i	Surveying/mapping and registration of claims on communal or indigenous land				√
2	ii	Registration of individually held properties in rural areas				√
2	iii	Registration of individually held properties in urban areas				√
2	iv	Women's rights are recognized in practice by the formal system (urban/rural)				√
2	v	Condominium regime that provides for appropriate management of common property			√	
2	vi	Compensation due to land use changes			√	
Mechanisms for Recognition						
3	i	Use of non-documentary forms of evidence to recognize rights			√	
3	ii	Formal recognition of long-term, unchallenged possession				√
3	iii	First-time registration on demand is not restricted by inability to pay formal fees				√
3	iv	First-time registration does not entail significant informal fees			√	
3	v	Formalization of residential housing is feasible and affordable			√	
3	vi	Efficient and transparent process to formally recognize long-term unchallenged possession			√	
Restrictions on Rights						
4	i	Restrictions regarding urban land use, ownership and transferability		√		
4	ii	Restrictions regarding rural land use, ownership and transferability		√		
Clarity of Mandates						
5	i	Separation of institutional roles		√		
5	ii	Institutional overlap			√	
5	iii	Administrative overlap		√		
5	iv	Information sharing		√		
Equity and Non-Discrimination						
6	i	Clear land policy developed in a participatory manner			√	
6	ii	Meaningful incorporation of equity goals			√	
6	iii	Policy for implementation is costed, matched with the benefits and is adequately resourced				√
6	iv	Regular and public reports indicating progress in policy implementation				√

Transparency of Land Use						
7	i	In urban areas, land use plans and changes to these are based on public input			√	
7	ii	In rural areas, land use plans and changes to these are based on public input				√
7	iii	Public capture of benefits arising from changes in permitted land use			√	
7	iv	Speed of land use change				√
Efficiency of Land Use Planning						
8	i	Process for planned urban development in the largest city				√
8	ii	Process for planned urban development in the 4 largest cities (exc. largest)				√
8	iii	Ability of urban planning to cope with urban growth			√	
8	iv	Plot size adherence			√	
8	v	Use plans for specific land classes (forest, pastures etc) are in line with use				√
Speed and Predictability						
9	i	Applications for building permits for residential dwellings are affordable and processed in a non-discretionary manner.			√	
9	ii	Time required to obtain a building permit for a residential dwelling			√	
Transparency of Valuation						
10	i	Clear process of property valuation			√	
10	ii	Public availability of valuation rolls			√	
Tax Collection Efficiency						
11	i	Exemptions from property taxes are justified		√		
11	ii	Property holders liable to pay property tax are listed on the tax roll				√
11	iii	Assessed property taxes are collected			√	
11	iv	Property taxes correspondence to costs of collection				√
Identification of Public Land						
12	i	Public land ownership is justified and implemented at the appropriate level of government			√	
12	ii	Complete recording of publicly held land			√	
12	iii	Assignment of management responsibility for public land			√	
12	iv	Resources available to comply with responsibilities				√
12	v	Inventory of public land is accessible to the public			√	
12	vi	Key information on land concessions is accessible to the public.		√		
Incidence of Expropriation						
13	i	Transfer of expropriated land to private interests			√	
13	ii	Speed of use of expropriated land			√	
Transparency of Procedures						
14	i	Compensation for expropriation of ownership			√	
14	ii	Compensation for expropriation of all rights			√	
14	iii	Promptness of compensation				√
14	iv	Independent and accessible avenues for appeal against expropriation				√
14	v	Appealing expropriation is time-bounded			√	
Transparent Processes						
15	i	Openness of public land transactions				√

15	ii	Collection of payments for public leases			√	
15	iii	Modalities of lease or sale of public land		√		
Completeness of Registry						
16	i	Mapping of registry records				√
16	ii	Economically relevant private encumbrances	√			
16	iii	Economically relevant public restrictions or charges			√	
16	iv	Searchability of the registry (or organization with information on land rights)	√			
16	v	Accessibility of records in the registry (or organization with information on land rights)		√		
16	vi	Timely response to a request for access to records in the registry (or organization with information on land rights)			√	
Reliability of Records						
17	i	Focus on customer satisfaction in the registry				√
17	ii	Registry/ cadastre information is up-to-date				√
Cost Effective and Sustainable						
18	i	Cost of registering a property transfer				√
18	ii	Financial sustainability of the registry				√
18	iii	Capital investment				√
Transparency						
19	i	Schedule of fees is available publicly			√	
19	ii	Informal payments discouraged		√		
Assignment of Responsibility						
20	i	Accessibility of conflict resolution mechanisms		√		
20	ii	Informal or community based dispute resolution	√			
20	iii	Forum shopping		√		
20	iv	Possibility of appeals			√	
Low Level of Pending Conflicts						
21	i	Conflict resolution in the formal legal system		√		
21	ii	Speed of conflict resolution in the formal system				√
21	iii	Long-standing conflicts (unresolved cases older than 5 year)				√
Large Scale Acquisition of Land Rights						
LSLA	Topic	Score				
		A	B	C	D	
1	Most forest land is mapped and rights are registered				√	
2	Conflicts generated by land acquisition and how these are addressed				√	
3	Land use restrictions on rural land parcels can generally be identified.				√	
4	Public institutions in land acquisition operate in a clear and consistent manner.				√	
5	Incentives for investors are clear, transparent and consistent.			√		
6	Benefit sharing mechanisms for investments in agriculture			√		
7	There are direct and transparent negotiations between right holders and investors.			√		
8	Information required from investors to assess projects on			√		

	public/community land.				
9	Information provided for cases of land acquisition on public/community land.			√	
10	Contractual provisions on benefits and risks sharing regarding acquisition of land				√
11	Duration of procedure to obtain approval for a project		√		
12	Social requirements for large scale investments in agriculture				√
13	Environmental requirements for large scale investments in agriculture				√
14	Procedures for economically, environmentally, and socially beneficial investments.			√	
15	Compliance with safeguards related to investment in agriculture				√
16	Procedures to complain if agricultural investors do not comply with requirements.				√