



Assessment of Land Administration in Nasarawa Geographic Information Services and its Challenges

¹Abubakar Muhammad Aji, ²Kyari Liman Kingimi, ³Zakariya Bukar Jatau, and
⁴Muhammad Alhaji Bukar

¹Department of Building Technology, Ramat Polytechnic, Maiduguri, Borno State, Nigeria

²Federal Ministry of Labour and Productivity

³Library Unit Ramat Polytechnic, Maiduguri, Borno State, Nigeria

⁴Department of Geography, Borno State University, Maiduguri

Abstract: The assessment of land administration in Nasarawa Geographic Information Services (NAGIS) and its challenges revealed crucial insights into various aspects of the organization's operations. The study involved sampling 66 NAGIS staff members to gather data on their perceptions regarding service quality, remuneration, safety, administrative processes, and infrastructure. Analysis of demographic characteristics indicated a diverse representation across different grade levels and years of service, with management cadre comprising 7.58% of respondents. Concerns regarding budgetary allocations, with 86.36% of respondents deeming them inadequate, highlighted financial constraints impacting service delivery. Additionally, issues such as manual memo passing, delayed approval processes, procurement inefficiencies, and inadequate staff strength were identified as challenges affecting operational efficiency. Moreover, infrastructural deficiencies, particularly in power supply and IT infrastructure, were evident, with outdated servers and insufficient backup systems posing risks to data integrity and operational continuity. Furthermore, instances of fraudulent activities and security lapses underscored the need for enhanced internal controls and access restrictions. Overall, the findings underscore the multifaceted nature of challenges confronting NAGIS, necessitating comprehensive interventions to address systemic weaknesses and enhance service delivery in land administration.

Keywords: Equipment Adequacy, Staff Training, Survey.

1.0 Introduction

The land administration system (LAS) in Nigeria has undergone significant changes over time, with various stakeholders holding divergent views on its efficacy and functionality. This multiplicity of perspectives underscores the importance of understanding how LAS is conceptualized, designed, and implemented, as it directly impacts national development agendas. Despite efforts to improve land administration, there remain notable gaps in service delivery, exacerbated by evolving social, cultural, political, legal, and economic landscapes. These challenges impede efficient land registration processes and limit formal property ownership to a mere 3 percent of land in Nigeria, adversely affecting economic growth and exacerbating inequality (Enemark, 2004). Moreover, the Land Use Act of 1978, aimed at unifying land laws and validating property rights, has faced varying interpretations across states, further complicating land administration (Dale, 1999).

Nigeria's land administration institutions grapple with hierarchical structures, bureaucratic red tape, and high costs, hindering widespread access to formal land sector services. The resultant lack of proper land documentation not only obstructs economic activities but also undermines governance and development efforts. Particularly concerning is the adverse impact on vulnerable groups like women and low-income earners, who face barriers in accessing finance due to the inability to leverage land as collateral. Consequently, there is a pressing need to address these challenges to promote inclusive and sustainable land administration practices (Enemark, 2009). This study focuses on assessing the land administration services and challenges within the Nasarawa Geographic Information Systems (NAGIS), which plays a pivotal role in supporting the state's land management endeavours. Established in 2012 as part of the Nasarawa Development Platform (NDP) Project, NAGIS aims to digitize land records, streamline administrative processes, and enhance customer service delivery to facilitate efficient land management and planning (Enemark, 2009).

2.0 RESEARCH METHODOLOGY

2.1 Location

Nasarawa State is centrally located in the Middle Belt region of Nigeria. The state lies between latitude 7° 45' and 9° 25' N of the equator and between longitude 7° and 9° 37' E of the Greenwich meridian. It shares boundary with Kaduna state in the North, Plateau State in the East, Taraba and Benue states in the south while Kogi and the Federal Capital Territory flanks it in the West. The state has a total land area of 26,875.59 square Kilometres and a population of about 1,826,883, according to the 2006 population Census estimate with a density of about 67 persons per square Kilometre. The physical features of the State are partly mountainous, some of which are rocky and of undulating highlands to average height of about 1,400m above sea level. Areas such as Nasarawa, Nasarawa Eggon, Wamba, Keffi and Akwanga are generally hilly and rocky, while areas such as Lafia, Doma, Awe and Keana are fairly of plain terrains. The river Benue has its tributaries covering other parts of the State.

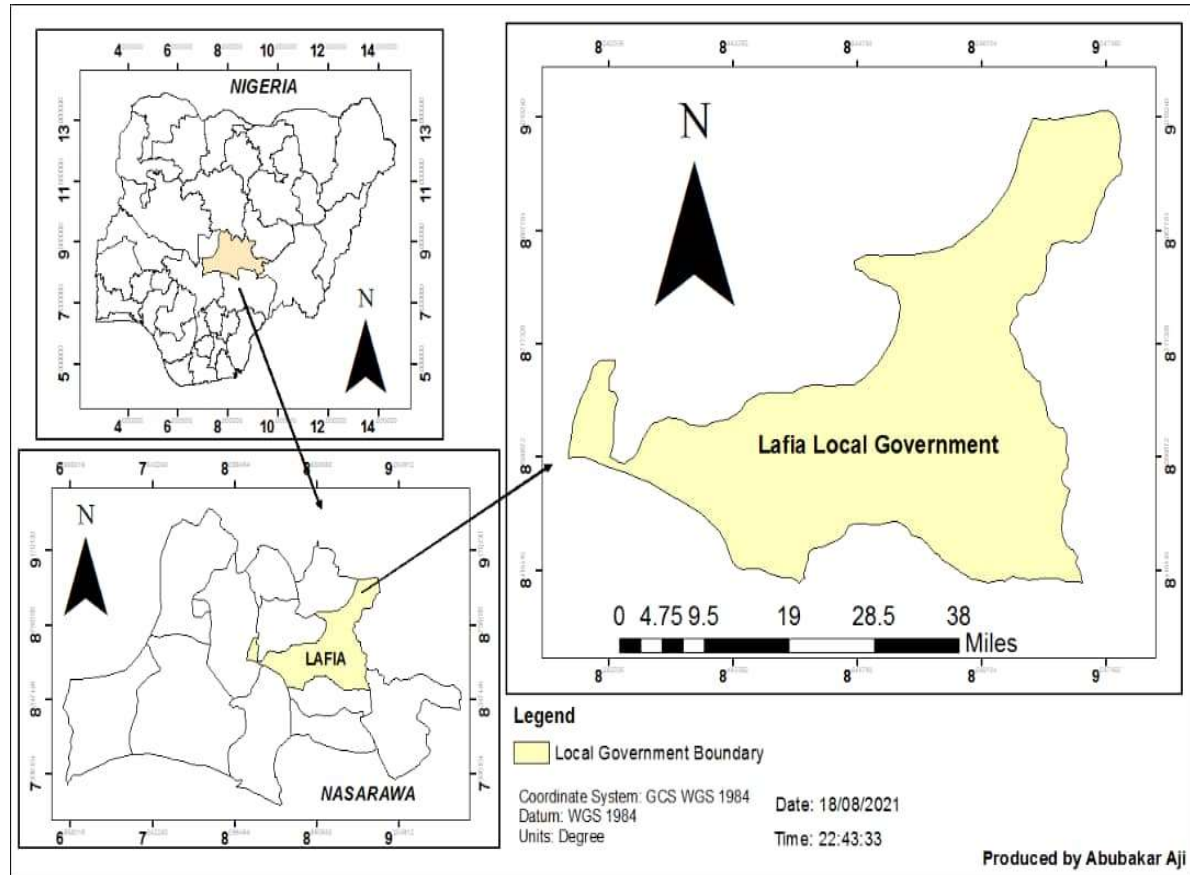


Fig 2.1 Study Area

2.2 About NAGIS

Nasarawa Geographic Information Services (NAGIS), is a State Agency established in 2012 and signed into law in May 2017, to support the development of Nasarawa State, NAGIS is the only official GIS Data Source for Nasarawa State that host all digital land administration matters, The Agency is governed by rules and regulations and fee schedules contained in the NAGIS Land Use Regulations 2019, approved by the Governor, These regulations ensure transparency in the conduct of all land matters, transactions and provide clarity as well as guidance to the public, professionals and State Officials.

2.3 NAGIS Infrastructure

NAGIS occupies two modern facilities: the NAGIS Head Office, Lafia and NAGIS Service Center, Karu. The Staff in both locations work to ensure efficient and reliable land services to the public and business alike. The NAGIS technical platform deploys the latest information and communication hardware loaded with customer of software including 'Merlin' which the world Bank attest to it as the most advanced land administration system (Las) in Africa. Merlin is linked NAGIS Digital Data Repository that contain 'base map', made from highly accurate and precise 10cm and 25cm ortho-photos and all disgusted paper-based information and records, including files, maps, registers and documents. The office technical infrastructure, with the train and qualified stall, enable: HAGIS to

possess applications and produces digitally secured Certificate of occupancy and the registration of land documents quickly and efficiently.

2.4 Securing Your Right of Occupancy

All owners of land in Nasarawa State are required by law to obtain their Right of Occupancy in the new digitally secured Certificate of Occupancy. NAGIS operates five types of Occupancy programs, ensuring customers receive the proper support during the application process, including the filling of forms, guidance on the required support documents and processing fees.

I. Systematic Property Registration Program

This is a time bound program to fast-track land registration by offering all land owners case of obtaining their Tulle documents (look out for NAGIS Field teams in your area).

II. Systematic Recertification Program

All holders of old Certificate of Occupancy or old Offer Letter (R-of-O) registered before October 2013, are required by law to apply to recertify their Right of Occupancy.

III. Site and Services (Direct Allocation)

From time-to-time Nasarawa State Government acquire land and develop properly planned layouts with basic infrastructure. The public may make an application to obtain a land parcel in one of these layouts by applying for a direct allocation of land.

IV. Systematic Regularization Program

This is a time bound program for land owners who bought titled and registered land from previous land owner. The program is offering a registration and the Right of Occupancy in the name of the new land owner in a fast and uncomplicated process with a pleasant financial reduction. (incentive).

V. Systematic Application update

All Applicants who have not completed their land registration process are invited to reactivate the application by updating their application details, free of charge.



FRONT VIEW OF NAGIS OFFICE, KARU.



AERIEL PHOTOGRAPH OF NAGIS HEADQUATER LAFIA

Plate 1: NAGIS offices

2.5 Climate

The Nasarawa lies on 197m above sea level the climate in Nasarawa is referred to as a local steppe climate. In Nasarawa, there is little rainfall throughout the year. According to Köppen and Geiger, this climate is classified as BSh. The average annual temperature is 28.4 °C in Nasarawa. About 839mm | 33.0 inch of precipitation falls annually. The least amount of rainfall occurs in January. The average in this month is 1 mm | 0.0 inch. With an average of 226 mm | 8.9 inch, the most precipitation falls in August. The temperatures are highest on average in April, at around 32.9 °C. January has the lowest average temperature of the year. It is 25.1°C. The variation in the precipitation between the driest and wettest months is 225 mm | 9 inches. During the year, the average temperatures vary by 7.8°C.

326 Vegetation

Guinea Savanna is the vegetation type of the entire State, this vegetation type is itself a derivative of the tropical deciduous forest that exist century ago. It has largely the characteristics of southern guinea savannah and some element of northern guinea savannah. The vegetation in this area is blessed with trees of between 15m to 20m in height and grasses up to 5m tall. In the rainy season the grasses and leaves are green and fresh. While in the dry season, they die through withering or bush fire. Nasarawa State has 71 selected forest reserves out of which only 17 are proposed forest.

2.7 Geology

The study area is located within the middle Benue Trough as the name infers the middle portion of the Nigerian Benue Trough. The Benue Trough itself is a rift basin in Central West Africa that extends NNE–SSW for about 800 km in length and 150 km in width. The Trough contains up to 6000 M of Cretaceous Tertiary Sediment of which those pre-dating the mid-Santonian compressionaly deformed. The study area is covered with 60% Basement complex rocks while the remaining 40% is made up of sedimentary rocks of the Benue Trough. The Younger Granites intrude the Basement complex at Mada and Afu and therefore do not occupy any separate landmass of their own of the Basement complex The Migmatite-Gneiss intricately associated with the Older Granite occupy the areas of Karu, Gurku, Panda, Gitata to the northwest, Keffi, Garaku Akwanga and Nasarawa Eggon to the north-central and Wamba, and environs to the northeast.

2.8 Population

Nasarawa State, Nigeria has an area of 27,117 km² (10,470sq mi) and a population of 1,869,377 as the 2006 census. The projected population in 2016 is 2,523,400.

2.9 Socio-Economic Activities

Nasarawa state has agriculture as the mainstay of its economy with the production of varieties of cash crops throughout the year. It also contains various minerals such as salt, barite and bauxite, which are mostly mined by artisanal miners.

2.10 Reconnaissance Survey

A reconnaissance survey was undertaken to the study area (NAGIS) to familiarise and establish working relationships with the relevant staff to obtain information on the research area. However, this gave an insight into the activities of NAGIS, the various departments and staff nominal roll.

2.11 Sources of Data

For this study, two sources of data were obtained i.e. primary and secondary sources. Primary data was obtained through administered questionnaire, field assessment and scheduled interviews, and the secondary data was obtained through empirical and theoretical literature from existing publications such as textbooks, journals, articles, previous research reports, Internet and other related literature. Tables, charts and Maps were obtained from relevant organizations, establishments and departments.

2.12 Population/ Sample Size

The population of study area which will be obtained from NAGIS general staff nominal roll 2016 is 79. Considering the research study being investigated the sample size will be 66. Constituting 83.54% of the population. Sample size will be determined by Yarnane's model

$$n = \frac{N}{1 + Ne^2}$$

n — sample size

N — population size

e — acceptable sampling_ error (0.05)

Table 2.1: Sample size of Questionnaires Administered

Department	No. Of staff	No of Questionnaire	Percentage
Survey	9	7	77.78
GIS	12	10	83.33
IT	30	27	90
PRO	5	3	60
Procurement	3	2	66.67
Finance and Account	20	17	85
Total	79	66	83.54

Source: Researchers Work, 2021

2.13 Sampling Technique

After establishing the community of study, the study was stratified into departments and then the subsample was randomly selected from the strata to administer the questionnaires.

2.1.4 Data Analysis and Presentation

To facilitate the analysis with regards to the nature of data collected, descriptive statistics such as Frequency, tables charts and diagram to portray the findings. Students' T-test was to test for the significant relationships among the parameters.

3.0 RESULT AND DISCUSSION

3.1 The Qualities of services offered by NAGIS Staff and their working experience.

A total of 66 NAGIS were sampled for the research, their data relating to their opinion on the items of investigation. Grade level and years of service in NAGIS, these variables were considered to be directly associated with their perception in NAGIS administration delivery.

Table 3.1:

S/N	Variable	Class	Frequency	Percentage (%)
1	Grade level	5-6	10	15.15
		7-8	19	28.79
		9-10	24	36.36
		12-13	8	12.12
		14-17	5	7.58

2	Years of service in NAGIS	1-2	2	3.03
		3-4	5	7.58
		5-6	5	7.58
		7-8	9	13.64
		9-10	12	18.18
		Above 10	33	50.00

3.2 Source: Researchers Work, 2021

The demographic characters of respondents, the Grade level structure of the respondents in Table 3.1 above reveals that; 7.58% of the respondents are on grade level 14 — 17 which is the management cadre, 1.12% of the respondents are on grade level 12 — 13 which are involved mostly in supervisory work, 36.36% of the respondents are between grade level 9 — 10 who do most of the major work while 28.79% are between grade level 7 — 8 who also do most of the work and 15.15% are respondents on grade level 5 — 6 who are junior cadre.

Analysis of respondents year of working in NAGIS from Table 4.1 also shows that 3.03% of the respondents have being working in NAGIS for about 1 — 2 years now, 7.58% of the respondents have being working for 3 — 4 years in NAGIS, 7.5 8% of the respondents have being working for 5 — 6 years in NAGIS, 13.64% of the respondents have been working for 7 — 8 years in NAGIS, while 18.18% of the respondents have been working in NAGIS for 9 — 10 years and 50.00% of the respondents have been working in NAGIS for above 10 years giving them a good knowledge of the management of NAGIS since inception.

Table 3.2: The factor that militating smooth running of NAGIS service in terms of remuneration in the agency

Responses	Frequency	Percentage (%)
Adequate	9	13.64
Not adequate	57	86.36
Total	66	100

Source: Researchers Work, 2021

Table 3.2 Reveals that 86.36% of the respondents think that the budgetary allocation to NAGIS from the Mararaba axis not adequate to run the agency indicating insufficient funding, which will limit performance while 13.64% of the respondents are opined that budgetary allocation is adequate but is mismanaged. Is the budgetary allocation to NAGIS adequate?

Table 3.3: The factor that militating smooth running of NAGIS service in terms of safety and social welfare of the NAGIS staff.

Responses	Frequency	Percentage (%)
Favourable	41	62.12
Not favourable	25	37.88
Total	66	100

Table 3.3 above reveals that 62.12% of the respondents think that the internal policies in NAGIS are favourable, it was designed with staff in consideration, while 37.88% of the respondents have the opinion that the internal policies are not favourable as most of the affairs of junior cadre staffs are not being considered. Do you have favourable internal policies in NAGIS?

Table 3.4: The factor that militating smooth running of NAGIS service in terms of passing memos in the agency

Responses	Frequency	Percentage (%)
Manually	13	19.70
Electronically	-	-
Both	53	80.30
Total	66	100

Table 3.4 above reveals that 19.70% of the respondents think that the form in which memos are passed is still the manually old file system, while 80.30% of the respondents are opined that both manual and electronic forms are used to pass memos as memos within a department are passed electronically while the old manual system could not be totally discarded but are still in use mostly.

Table 3.5: The factor that militating smooth running of NAGIS service in terms of passing memos in the agency

Responses	Frequency	Percentage (%)
Days	13	19.70
Week	34	51.51
Month	19	28.79
Total	66	100

Table 3.5 above reveals that 19.70% of the respondents think that it takes just days for memos to be approved, while 51.51% opined that it takes a week and 28.79% of the respondents opined that the duration takes not less than a month due to the process involved in passage of memos.

Table 3.6: The factor that militating smooth running of NAGIS service in terms of procurement in the agency

Responses	Frequency	Percentage (%)
Good	22	33.33
Poor	35	53.03
Bad	9	13.64
Total	66	100

Table 3.6 above reveals that 33.33% of the respondents are of the opinion that the process of procurement is good, while 53.03% admitted to the process or procurement to be poor and 13.64% of the respondents indicated that the procurement process is bad.

Table 3.7: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage (%)
Adequate	19	28.79
Not adequate	47	71.21
Total	66	100

Table 3.7, 71.21% of the respondents think that the number of staffs in NAGIS is not adequate which hurt the total output while 28.79% of the respondents have the opinion that the number of NAGIS staff is adequate since some staff sit idle without schedule of work.

Table 3.8: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Department	Yes	Percentage %	No	Percentage %
Survey			7	100
GIS			10	100
IT	8	29.63	19	70.37
PRO			3	100
Procurement			2	100
Finance & Account	5	29.41	12	70.59
Total	13		53	

Table 3.8 above shows all the respondents in Survey department, GIS department, PRO department and Procurement department are of the opinion that the number of staffs in their various departments are not adequate which indicates 100% each, while 29.63% of the respondents in IT department have the opinion that the number of staffs is adequate and 70.37% have the opinion that staff of that department is not adequate, while 29.41% of the respondents from Finance & account opined that the number of staff in that department is adequate and 70.59% of the opinion from that department revealed the staff is not adequate.

Table 3.9: The factors militating smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Yes	17	25.76
No	41	62.12
No responses	8	12.12
Total	13	100

From Table 3.9 above reveals that salaries are not paid regularly 62.12% admitted to this, while 25.76% of the respondents have the opinion that the payment of salaries is regular and 12.12% did not respond.

Table 3.11: The factors militating smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
No	57	86.36
Yes		
No responses	9	13.64
Total	66	100

From Table 3.11 above the investigation carried out reveals that 86.36% of the respondents think that the amount paid as salaries to staff of NAGIS is not adequately proportional to the amount generated as revenue while 13.64% of the respondents did not respond.

Table 3.12: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Yes	24	36.36
No	42	63.64
Total	66	100

Table 3.12 above reveals that 36.36% of the respondents think that the allowances are paid, while 63.64% of the respondents have the opinion that allowances are not paid.

Table 3.13: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Plot of land	13	19.70
Money	6	9.09
Nothing	33	50.00
No response	14	21.21
Total	66	100

Table 3.1.3 above investigation carried out reveals that 19.70% of the respondents have benefited plot of land during the course of their duties, while 9.09% of the respondents have received money and 50.00% of the respondents have not received anything while 21.12% did not respond.

Table 3.14: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Yes	18	27.27
No	48	72.73
Total	66	100

From Table 3.14 above reveals that 27.2 7% of the respondents have attended training and workshop, while 72.73% of the respondents have not gone on training or workshop.

Table 3.15: The factors militating smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Yes	49	74.24
No	8	12.12
No response	9	13.64
Total	66	100

Table 3.15 above it reveals that 74.24% of the respondents are of the opinion that internet connectivity is always available, while 12.12% of the respondents have the opinion that internet connectivity is not always available and 11.64% did not respond.

Table 3.16: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Yes	56	84.85
No	4	6.06
No response	6	9.09
Total	66	100

Table 3.16 above reveals that 84.85% of the respondents are of the opinion that all NAGIS staff are allocated computers, while 6.06% of the respondents have the opinion that not all NAGIS staff have computers to work with and 9.09% did not respond.

3.17: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Computer life	Frequency	Percentage %
1-2yrs	5	7.58
3-4yrs	2	3.03
5-6yrs	9	13.64
7-8yrs	10	15.15
9-10yrs	12	18.18
Above 10yrs	28	42.42
Total	66	100

Table 3.17 above shows that 7.58% of the computers of the respondents have been in use for 1 — 2 years now, 3.03% have been in use for about 3 — 4 years, 13.64% have been in use for 5 — 6 years, 15.15% of the computers have been in use for 7 — 8 years, while 18.18% of the respondents computers have been in use for 9 — 10 years and 42.42% of the respondents computers have been in use for above 10 years since the inception of NAGIS.

Tabl3 3.18: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Response	Frequency	Percentage %
Yes	35	53.03
No	20	30.30
No responses	11	16.67
Total	66	100

Table 3.18 reveals that 53.03% of the respondents work with access right to perform their duties in NAGIS, while 30.30% of the respondents do not need access right to perform their duties and 16.67% did not respond.

Table 3.19: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Response	Frequency	Percentage %
Yes	11	16.67
No	42	63.63
No response	13	19.70
Total	66	100

Table 3.19 above reveals that 16.67 of the respondents are of the opinion that the survey equipment is adequate, while 63.63% of the respondents are of the opinion that the survey equipment is not adequate and 19.70% did not respond.

Table 3.20: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Yes	34	100
No	66	100
Total	100	100

Table 3.20 above reveals that 100%, which is all of the respondents indicated that power is not constant. An alternative means or source is used to provide power.

Table 3.21: The factors militating the smooth running of NAGIS service in terms of staff strength, remuneration and welfare, IT, GIS, Survey, Power and Security.

Responses	Frequency	Percentage %
Generator	9	13.64
Solar inverters		
Both	57	86.36
Total	66	100

Table 3.21 reveals that 13.64% of the respondents are of the opinion that even though solar inverters are installed they are not working the alternative source of power is a generator, while 86.36% of the respondents are of the opinion that the alternative source of power are both the generator plant and, solar inverters.

3.2 Power Backup:

The central alternative power solutions of 40KVA inverters situated at both wings of the NAGIS facility buildings are currently inactive. It is pertinent to mention that the present set of batteries attached to both inverters has already exceeded the stipulated best practice life cycle for batteries which is 2 years. Furthermore, the default power ratings and configurations of the NAGIS facility is no longer adequate to bear the current load. This is because most of the power outlets, sockets and breakers are inadequate to accommodate various appliances that have been added to the facility over time. Several glitches and equipment malfunctions which could have been avoided are now a regular occurrence due to the poor charge quality supplied by the inverters during power outage this is an unsatisfactory trend noticed.

3.3 NAGIS Servers

Eighty per cent (80%) of all the servers are running outdated Operating Systems. The upgrade is not possible simply because the hardware capacity is not compatible with current Operating Systems. This also translates to a loss of revenue due to the inability to take full advantage of the support provided by the Operating System product vendors. Due to the age of some of the servers, the manufacturers no longer offer support since the equipment have reached end of service life.

There is currently no Failover Clustering on any of the servers. This implies that in the event of failure from any of the servers, that particular role may be grounded pending the reactivation of such a server and general domain operations may suffer excruciating delays.

Some of the machines being used are not purpose-built servers. They are in actual fact desktop machines being used for the enormous server tasks. This accounts for some of the network conflicts and frequent reboots of the domain servers. Table 4.2.4 elaborates more.

Table 3.22: NAGIS Servers

S/No	Server Role	No servers	Current state	Age	Recommendation
1	Domain controller	2		5years	
2	Document management solution		Crashed hard disk is being recovered	4years	
3	Data base	2		Over 7 years	
4	File server	2		6years & over 7reas	
5	Accounting	3	Good condition		
6	Application	1	Critical condition		Urgent replacement
7	Proxy	1	Not functional		A proper server to take over the role

8	Exchanger	1	Working condition		Requires additional server to function properly
9	Share point	2	Working condition		Requires memory upgrade

(Source: AGIS, 2021)

3.4 Fraudulent Activities in NAGIS

An organization such as NAGIS will in no doubt attract individuals of questionable character, some of these elements are not staff of NAGIS. However, it will only be fair to acknowledge that some of the crimes perpetrated would not have succeeded without assistance from an NAGIS insider. Some of the alleged fraudulent activities observed so far include but not limited to the following: Sharing of passwords, Misuse of domain privileges, Imputing wrong data, deleting data, modifying data with malicious intent, file swapping, Disclosure of confidential data and impersonation, Creation/Modification of districts without appropriate approvals, Leakage of official GIS data - This might not be unrelated to the existence of standalone systems in other Secretariats, Departments and Agencies (SDA) with NAGIS GIS data. Data should be encrypted as not all system are protected, review the access and limit what they perform. Caveats - removal and placing of caveats on files is not properly monitored and documented.

3.5 Security

Due to the business nature of some NAGIS operations, it is quite inevitable that clients and customers will visit the NAGIS facility on a regular basis. Steps have been taken to curb unauthorized movement of people from the areas designated for customers and clients to the restricted areas especially the Computerization Unit. Unfortunately, there is presently high disregard to all the boundaries and limitations put in place. This disregard for restriction not only impedes productivity, but is also detrimental to the security of various NAGIS assets. Consequently, an urgent revisit of various security and access control policies is needful. Some Security access doors in place need urgent repair and replacement for others. During excursions to NAGIS facilities visitors are usually given tour and access to sensitive areas.

CONCLUSION

The assessment of land administration in Nasarawa Geographic Information Services (NAGIS) reveals several significant challenges that impede its smooth operation and effectiveness. Analysis of staff demographics indicates a diverse workforce with varying levels of experience, yet issues such as inadequate remuneration, unfavourable internal policies, and inefficient memo passing processes persist. Insufficient funding, as evidenced by the majority opinion, severely limits NAGIS's ability to function optimally, while concerns over safety, social welfare, and procurement processes further compound operational difficulties. Additionally, shortcomings in staff strength, IT infrastructure, power supply, and security pose substantial obstacles. Outdated server systems and susceptibility to fraudulent activities highlight critical areas in need of immediate attention. Addressing these multifaceted challenges is imperative for enhancing the efficacy and reliability of land administration services provided by NAGIS, necessitating comprehensive reforms

encompassing financial, infrastructural, and procedural aspects to foster improved performance and stakeholder satisfaction.

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