



CENTRE FOR HUMAN SETTLEMENTS AND URBAN DEVELOPMENT JOURNAL

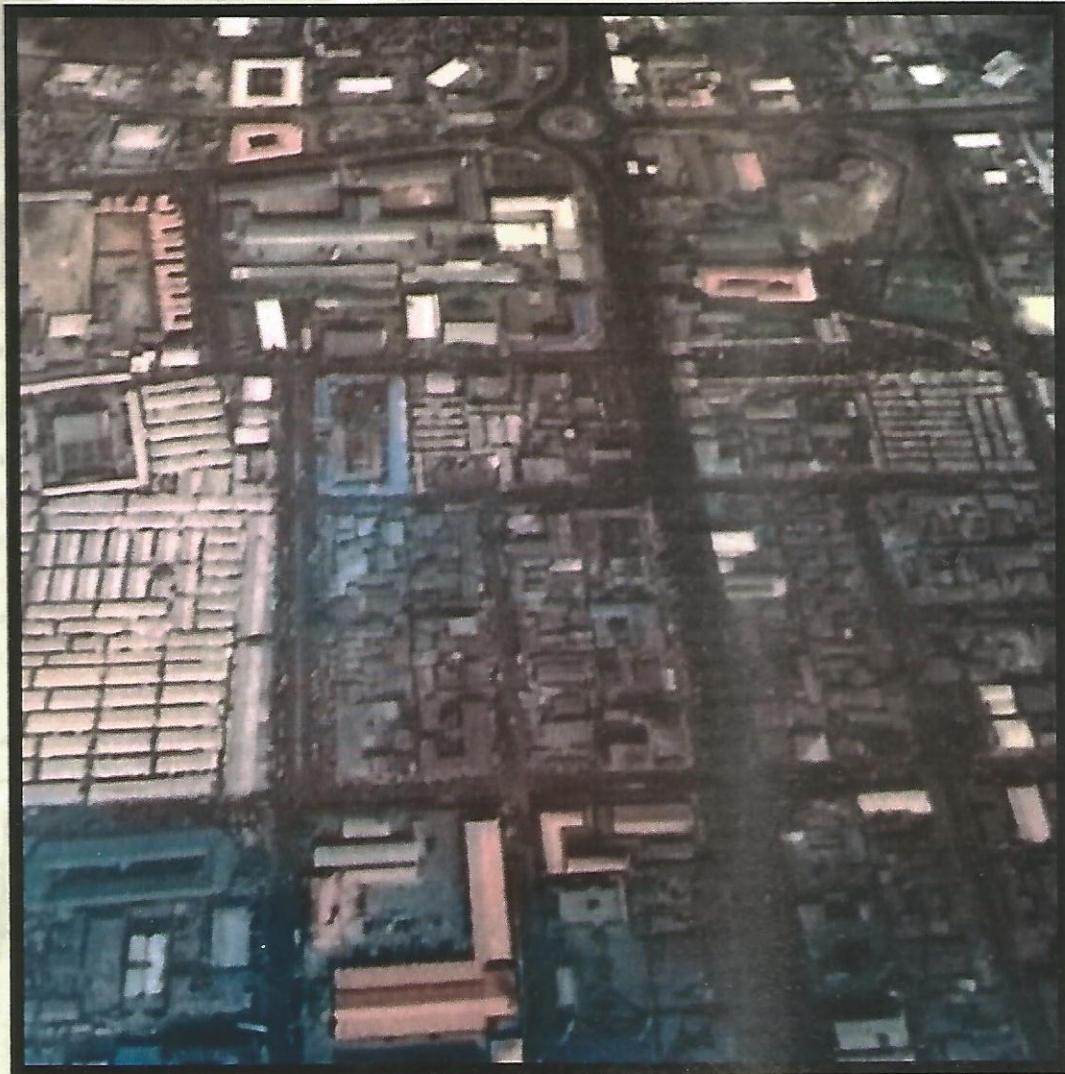
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Editorial Remarks

Dear Reader,

CHSUD Journal of Settlement Research and Development (CHSUDJ) in the last one year focused its articles on problem-solving and the dynamics in increase knowledge. This is responsible for the gap experienced between the last and current edition.

The Editorial team has been juggled in line with the recent changes at CHSUD in other to inject more resourceful and highly motivated academia and professionals to improve on our outputs and service delivery.

The current edition presents well researched papers which our assessors have reviewed without bias. It covers a range of topical issues within the built environment as it relates to sustainability of the 21st century cities: climate change, housing, safety in buildings, architecture transformation, land use change and land value, energy coping strategies, land administration, planning and governance, rainfall variability, child poverty, spatial framework for schools and accident hazards in the construction industry geared to create socially inclusive, resilient and self-sustaining cities and towns in the globe.

We hope this edition keeps you better informed with value addition and research motivated.

Dr. M.B. Nuhu, FNIVS

(Associate Professor)

Editor in-Chief

CHSUD Journal

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The journal accepts well researched papers, including case studies, from all disciplines in Environmental Sciences and other disciplines or subject areas related to the built environment. However, papers to be considered for a specific volume of the journal should fall within the theme and sub-themes specified. The theme for each volume of the journal will be specified.

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All manuscripts should be submitted to the editor, CHSUD Journal. Three hard copies of papers should be forwarded to the editor with a letter of undertaking that the work is not under consideration elsewhere and it will not be sent to another journal until final decision has been made on it.

Electronic Version: In addition to three hard copies, an electronic version of the article should be forwarded to CHSUD e-mail.

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PERI-URBAN LAND ADMINISTRATION, PLANNING AND GOVERNANCE SYSTEM IN MINNA, NIGER STATE.

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Abstract

The administration of the peri-urban land in Africa and particularly in Nigeria has been a serious concern. In Minna, peri-urban land is confronted with a number of challenges such as informal development and sprawl. This study examined the system of peri-urban land administration, planning and governance in Minna. Qualitative data were employed in this study and these were collected through open ended questionnaire and interviews, using semi-structured interview guides. The leaders/heads of five native communities, the Director of Town Planning Department and General Manager, Niger State Urban Development Board was selected for the interviews. These interviews were transcribed after which the transcripts were coded and analyzed using content analysis method. Thus, the perspective drawn from the interviews is structured under six (6) different themes. The study revealed three (3) major stakeholders involved in land administration in the peri-urban areas of Minna; based on planning and development of peri-urban areas, the expiration of the Minna master plan in the year 2000 contributed to the worsen situation of the peri-urban land management; despite the existing physical planning framework for land administration, implementation of these laws remains the problem. The study concluded that the failure of the formal land delivery system has wielded enormous influence and control, which the informal land system of delivery has on the peri-urban areas of Minna. It therefore recommended the development of strategy and modality that will encourage formalization of customary land title holders to certificate of occupancy.

Keywords: development, governance, land, peri-urban, planning,

Introduction

Urbanization in sub-Saharan African is reshaping the political, economic, spatial and environmental landscape (Lamond et.al. 2015). UN- Habitat (2001); Sarkar (2010); Velkavrh & Asquith (2014) admitted that the population of the world will continue to increase in the next three decades and cities will be at the receiving end.

Urbanization is a universal phenomenon, happening all over the world (Sudhira et al, 2004; Amin & Fasal, 2012). Potts (2012) reported that Africa and Nigeria remains a focal point for the high population increase and rapid urban agglomeration, by 2050 and 2100.

The urban transition in Nigeria since the 1970s has been quite alarming.

Cities and medium-size town in the country are experiencing an unprecedented increase, both in the population and the spatial coverage (Lamond et al., 2015). Nigeria's urban environment is characterized by settlements formed through unplanned, rapid urban expansion despite the attempt of governments and agencies to promote planned development. This has resulted in several urban challenges such as the emergence of informal settlements, urban poverty and urban sprawl, thus creating a significant level of inequality among socio-economic groups (Lamond et.al 2015).

The concept of physical development in the peri-urban areas of Nigeria entails construction of buildings or modification to land in order to create a liveable and comfortable environment. Several factors have been adduced for the rapid expansion of the peri-urban areas in Nigeria. These factors, which range from physical, economic, social and political have influenced urban growth. The dynamic and integrative nature of peri-urban areas has been a major constraint, exhibiting sprawled pattern development (Johnson, 2001).

The pattern of development in the peri-urban area has been characterized by a wide variety of the undesirable aspects of changes in the fringe areas of cities. Often times consciously referred to as unplanned and uncontrolled development resulting in poor and much unplanned suburbanization (Cillier, 2010; Noor & Rosni, 2013). The administration of the peri-urban land in Africa (Bugri & Yuonaye, 2015) and particularly in

Nigeria has been a serious concern to scholars and policy makers (Ogu, 1999; Sawyer, 2014; Lamond et al., 2015). In Minna precisely, peri-urban land administration and the planning system is confronted with a number of challenges. The challenges of formal and informal land administration system are severe, as the current systems of land administration are unable to deliver adequate land that is well planned for development (Sawyer, 2014).

Majority of the urban population relies on the informal land delivery system to acquire land for development, because of the constraints of the formal system of land acquisition. The constraints have culminated in the complex urban situation. The inadequate peri-urban land administration, planning and governance systems are partly to blame for the uncontrolled and unplanned development that exists in the peri-urban areas across these cities and towns. In addition, the capacity of the physical planning institutions has been doubtful, due to weak legislations, lack of skilled human and material resources to plan and enforce development regulations. The interference of political office holders has reduced the efficiency of these planning institutions in most cases (Lamond et.al, 2015).

In the case of Minna, development of buildings without regard for town planning laws and regulations is not only worrisome, but emotional; with the high rate of unguided development, lacking in a systematic layout which characterized the peri-urban landscape (Lamond et.al. 2015).

Lack of coordination and collaboration among planning institutions and apathy on the part of public planning officials contributes to the rapid increase in uncontrolled development within the peri-urban area (Ogu, 1999; Oghazi, 2013).

As noted by Lamond et al (2015) the massively-scaled peri-urban development continues under a variety of guises to meet the demand for space for urban accommodation, business and services from a diverse population. To a certain extent, the large scale infrastructural development in the peri-urban areas, have led to ribbon satellite development that take advantage of the massive investment in national assets. These developments suffer from deficiencies in the provision of infrastructure and services. The disadvantages of such development reflects in the absence of proper planning and inadequate or/and inappropriate land governance system. Consequently, as the peri-urban areas

developed, its management, planning and governance have become a serious concern for the urban managers. This study, therefore, aims at examining peri-urban land administration, planning and governance system in peri-urban areas of Minna.

The Study Area

Minna lies between Latitudes $9^{\circ} 33'$ and $9^{\circ} 40'$ North of the Equator and Longitudes $6^{\circ} 29'$ and $6^{\circ} 35'$ East of the Greenwich Meridian (Figure 1). The town spanned along the main road that divides the city from Chanchaga in the South to Maikunkele in the North, covering a distance of about 20km. Also, from the West, the road spanned from Gidan-Kwano along Bida axis in the West, to Maitumbi to Gwada axis, in the East, over a distance of 15km. Out of fourteen peri-urban neighbourhoods (Figure 3), five neighbourhoods were selected for the survey exercise, which are: Chanchaga, Tunḍun-Fulani, Tayi-village, Fadikpe and Nyikangbe.

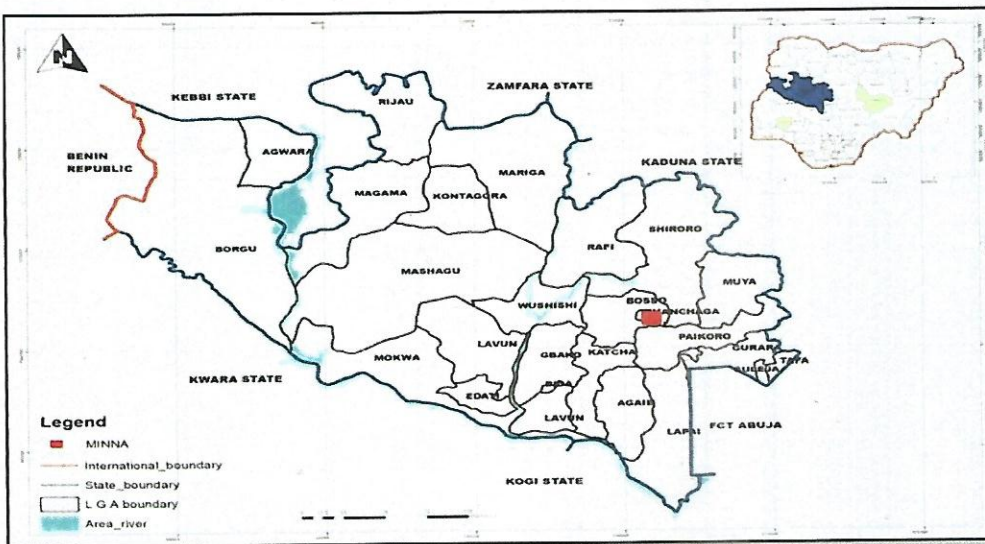


Figure 1: Map of Niger State inserts the Map of Nigeria

Idowu, O. O., Bako, A. I., Abdulyekeen, A. O. & Moyo, U.T.O
 Peri-Urban Land Administration, Planning and Governance System in Minna, Niger State.

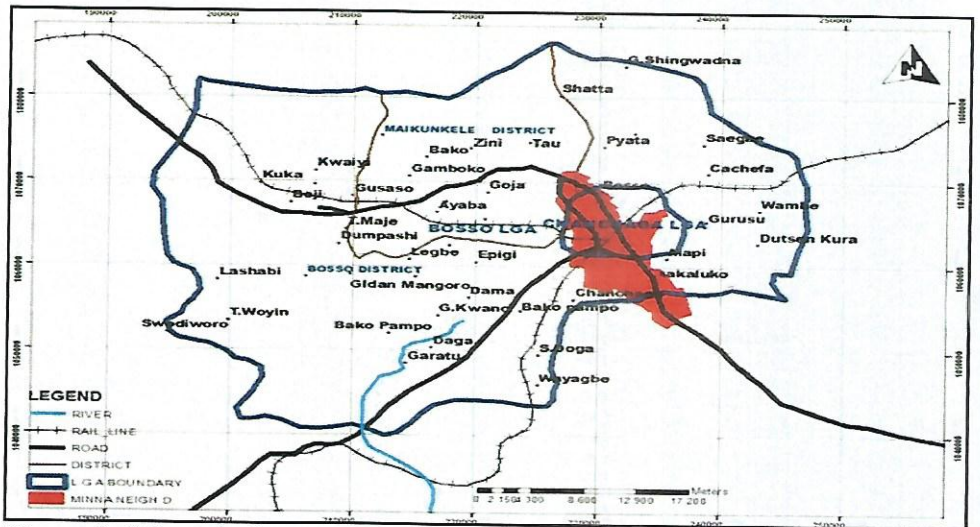


Figure 2: Minna in the context of Neighbourhoods is Local Government Areas

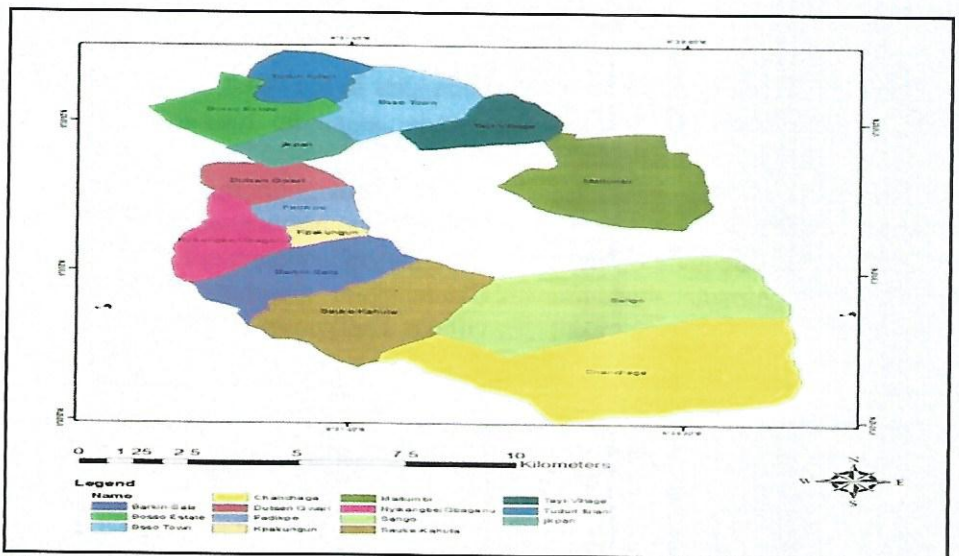


Figure 3: Map showing Peri-urban of Neighbourhoods Areas
 Source: Idowu, 2017

Methodology

Qualitative data was employed in this study. Data used was collected through an open ended questionnaire and semi-structured interview. The open ended questionnaire captured the activities of staffs of the Niger State Ministry of Lands and Housing, while semi-structured interview guides were used to conduct interviews with the

community heads (Mai-angwa) in the selected five peri-urban neighbourhoods (Chanchaga, Tundun-Fulani, Tayi-village, Fadikpe, and Nyikangbe). Interviews were also conducted on the Director of the Town Planning Department and the General Manager of the Niger State Urban Development Board. For data analysis, these interviews were transcribed, after, which the transcripts were coded

and analyzed using content analysis method. The perspective drawn from the interviews is structured under different themes, which are referred to as the results of this study.

Results and Discussion

The perspective drawn from these interviews was structured under six themes, namely: the stakeholders' responsibility in peri-urban land administration; peri-urban development and land management; the framework for peri-urban land governance and development; procedure for land dispute resolution strategy.

Stakeholders' Responsibility in the Peri-urban Land Administration

Three major stakeholder groups are involved in the peri-urban land administration: the native community group (NCG); the land speculator group (LSG); and the public sector group (PSG). The NCG is headed by the leaders/heads of the native communities in the peri-urban areas of Minna; while LSG comprised the cooperative societies that deals with buying and selling of land in Minna; and the PSG is made up of the Town Planning Department and the Niger State Urban Development Board (NSUDB) both of the Niger State Ministry of Lands and Housing.

The Native Community Group (NCG)

The native community group (NCG) is responsible for the management of the land in the communities. The narrative of the participants in this group revealed that community is in charge of the land in their jurisdictions and reserve the right, to allocate and sell

the land to any prospective buyer and offers customary right. For instance, a member of NCG stated that:

“The type of land ownership is for the native, meaning that the natives are the owner of the land in our community, and the government does not own the land”.

“The indigenes of the community owned the land and coordinated by the community head (Mai-anguwa). The land belongs to the various families and before the family can sell any plot, the community heads (Mai-anguwa) must be informed as a witness to the transaction”

This implies that the system of land administration by the native community group is informal in nature because they lack verifiable and bankable documents. By implication informal system of land administration in Minna has wielded enormous amount of influence and control over the land in the peri-urban areas. This has resulted into continuing urban growth and spatial expansion often times without proper planning.

The Public Sector Group (PSG)

The management of land by this group relies on the Land Use Act Cap 5, LFN 2004 (originally referred to as the Land Use Decree No 6 of 1978). This Act vest considerable power of land administration, on the state governor, who often delegates this authority to the Commissioner in charge the Ministry of Land and Housing, The functions of different Departments and Agencies of the Ministry are presented in Table 1.

Idowu, O. O., Bako, A. I., Abdulyekeen, A. O. & Moyo, U.T.O

Peri-Urban Land Administration, Planning and Governance System in Minna, Niger State.

Table 1: Functions of the Departments and Agencies in Niger State Ministry of Lands and Housing

Department and Agencies	Functions
Lands Department	Processing of certificate of occupancy; processing of documents for land acquisition or compensation; preparation of valuation reports and generation of spatial data.
Surveying Department	Processing of certificate of occupancy; establishment of property beacon and coordinates; settlement of disputes; surveying and mapping activities; keeping of records surveying data and computation.
*Town Planning Department	Preparation and implementation of planning policy on land within the state; initiation and preparation of planning scheme (layout plan, development plan); vetting and approval of the development proposal; monitoring of the site selected for developmental purposes; provision of planning advice and accommodation of the development proposal; processing of statutory title on the land; monitoring of physical planning issues and settlement of land disputes.
Niger State Housing Corporation (NSHC)	Land acquisition for development, development of housing proposal; sales and monitoring of government housing and landed properties.
*Niger State Urban Development Board (NSUDB)	Granting of development permit; development of parks and gardens; preparation of layout plans; development control; public sensitization on development; arbitration on physical planning and development crises.
Niger State Geographical Information System (NIGIS)	Land registration; acquisition of land for public purposes; processing of application of statutory right of occupancy; arbitration and dispute resolution; geo-spatial information; maintenance, managing and providing information on land.

Note: * The Department/Agency that are jointly responsible for peri-urban land administration

Source: Authors' 2016

The Town Planning Department and the Niger State Urban Development Board (NSUDB), based on their functions and professional affiliation are jointly involve in peri-urban land administration in Minna. Other policies that legalized the activities

of the PSG group include the National Urban Development Policy of 2012; National Building Code; Urban and Regional Planning Law of 1992; and Niger State Building Laws.

Figure 4 revealed the core functions of PSG in peri-urban land administration: development of a planning proposal for peri-urban area; implementation of the planning proposal; commitment to development control; and monitoring of development.

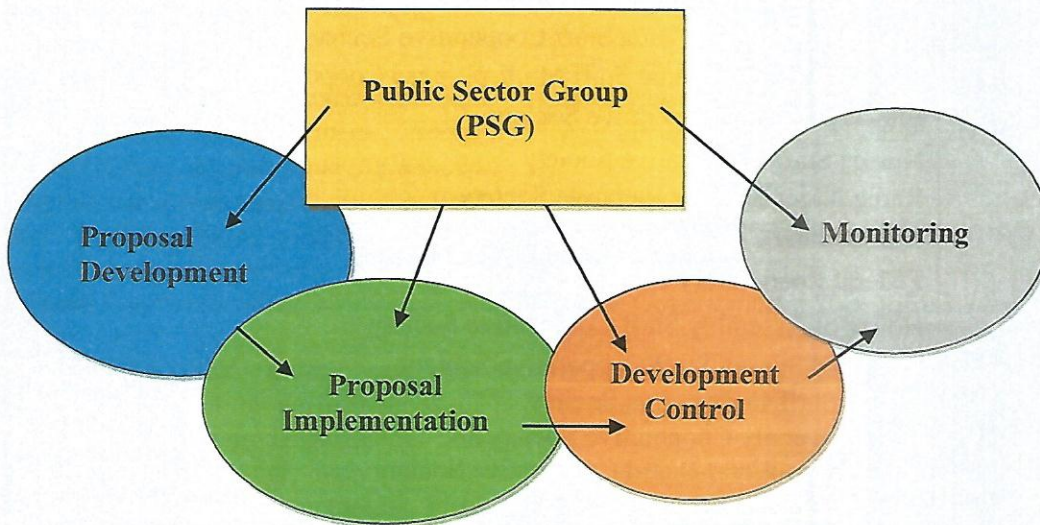


Figure 4: Core Functions of the Public Sector Group (PSG)
Source: Authors' 2016.

The Land Speculator Group (LSG)

The land speculator group is a set of bodies that deals in buying and selling of land in Minna. To a certain extent, some in this group operates beyond just selling of land, but ventures into property development or provision of site and services. Primarily, the interest of this group is to make a profit on its investment. This group acquired land, mostly from the native community and engaged the services of private professionals (town planners and surveyors) to prepare the layout plan and demarcate it into plots, in readiness for sale to interested individual. The category of such group

operating in Minna is shown in the Table 2.

A total number of twenty cooperative societies were identified to involve in buying and selling of land (Table 2). Investigations of the process of development revealed that some cooperative societies engaged the 'quack professionals' in preparing the layout plan and land demarcation, in order to reduce the cost and the charges by professionals. Most of their layout plans are with no regard to planning standards and safety precautions, which are not tenable for approval.

Table 2: List of Cooperative Society dealing in buying and Selling of Land in Minna

S/No.	Name of Cooperative Society
1	Civil Servant Cooperative Union, Niger State
2	Multipurpose Cooperative Society (FUT Minna)
3	Al' Halal Cooperative Society (FUT Minna)
4	Niger State College of Education Cooperative Society
5	Federal Polytechnic Bida Staff Cooperative Society
6	Niger State Polytechnic Staff Multi-purpose Cooperative Society
7	End-Well Staff Cooperative Society
8	Nurses Staff Cooperative Society
9	Radio Niger Staff Cooperative Society
10	NECO Staff Cooperative Society
11	Federal Road Safety Cooperative Society
12	House of Assembly Staff Cooperative Society
13	Land and Survey Staff Cooperative Society
14	NEPA Staff Cooperative Society
15	IBB University Cooperative Society
16	Niger State Water Board Cooperative Society
17	Marul Staff Cooperative Society
18	Golden Trust Multi-purpose Cooperative Society, (FUT Minna)
19	Tourism Staff Cooperative Society
20	Hospital Staff Cooperative Society

Source: Authors' Survey 2016

Peri-urban Development and Land Management

In the presentation of the public sector group (PSG) on the development and management of peri-urban areas in Minna, the group maintained that the Minna Master Plan, which expired in the year 2000 in any case, did not include the present areas considered as peri-urban areas. This, however, worsen the current situation in the peri-urban areas of Minna. The group stressed that:

"The peri urban areas of Minna are fast growing and the NSUDB has not

been able to meet up with the growth that is coming up on a daily basis. What we see today in the peri-urban areas is the developments that are not planned".

The problems as further observed were related to non-payment of compensation to the native community, coupled with non-existence of NSUDB at the time the Master Plan was made. It happened that the NSUDB was established in the year 1999, in just a year to the date of expiration of the Master Plan. As members of the PSG revealed:

"In the late 70s, Minna has the best Master plan prepared by Max Lock, we try to implement everything stated in the master plan, but due to financial constraints, the master plan was half-way implemented. The development of the places outside the master plan was not considered in the payment of compensation to the natives, which make the implementation of the master plan impossible.

"In addition, non-existence of Niger State urban Development Board (NSUDB) as at that time influenced haphazard development. By the time the Urban Board (NSUDB) was established the Master Plan has almost become obsolete".

This stakeholder group saw the challenges affecting performances of the Town Planning Departments and the NSUDB, as social, economic and political challenges. Nonetheless, PSG has applied different approaches to manage peri-urban development and control the haphazard expansion. For example, the stakeholder stated that:

"The government took a different approach by opening the roads across the peri-urban areas and sensitized the farmers, the natives and village heads based on the need to plan their areas. The government is not doing this to take over their land, even the government does not have money to pay compensation, but the government is trying to inject orderliness into the development of peri-urban areas.

The PSG group revealed the approaches of the Government in such that:

"Each community is to come up with a proposal. With this, the natives an

dispose their land to whoever they wish to sell it to, but the document will now be given to the town planning department and to the urban board (NSUDB), as the instrument to be used in managing the peri-urban area".

"Secondly, the government is coming in to acquire vast land, within the peri-urban areas; some portion of the land may be given out to the native community. This could be in form of arrangement; 60% for the government and 40% for the native community.

An alternative effort of the Government as presented by the PSG was that:

"The Government will acquire a large expanse of land for development at different locations and gives it out to private developers".

As deduced from this narration, it shows that the Government was not in full control of peri-urban land, as there were no serious commitments to initiate a workable development proposal for peri-urban areas of Minna.

Framework for Peri-urban Land Governance and Development

This section examines the effectiveness of the existing physical planning framework and policies on governance and development of peri-urban areas of Minna. The physical planning framework and policies considered involved: the Land Use Act; the Urban and Regional Planning Law of 1992; the National Urban Development Policy of 2012; the National Building Codes; and the Niger State Building Regulations Laws. The PSG reported that they

seldom applied the policies, because of social, economic and political challenges, resulting in the involvement of NCG in land administration. For instance, a stakeholder from the PSG admitted that:

“The law is there for people not to build anyhow, but the enforcement has been difficult due to different challenges. We have been passionately appealing to communities, by going into advocacy on the need for proper layout and planning of their environment”.

Surprisingly, a member of NCG maintained that these policies do not exist, because nobody moves for its implementation or enforce it. The PSG has been blamed for allowing development without approval. A member of NCG testified that:

“Development control only exists in places like Abuja and Lagos, but in most of the peri-urban areas of Minna there wasn't anything like that.

Another member of NCG confirmed that:

Ideally, the laws may exist in the papers, but the government doesn't enforce it. People erect whatever they feel like erecting and what their money can do. This is the common phenomenon”.

Critical observations of these policies as illustrated in (Figure 2) show that each policy has its specific purpose: (1) right and title to land; (2) development strategy and governance; and (3) the development control. From the Figure 5, three of the five policies (Urban and Regional Planning Law of 1992; National Building Codes and Niger State Building Regulations) are purposely for development control. This signifies that there are existing laws and regulations to manage the urban and peri-urban areas of Minna, but the implementation of these laws has remained the problem.

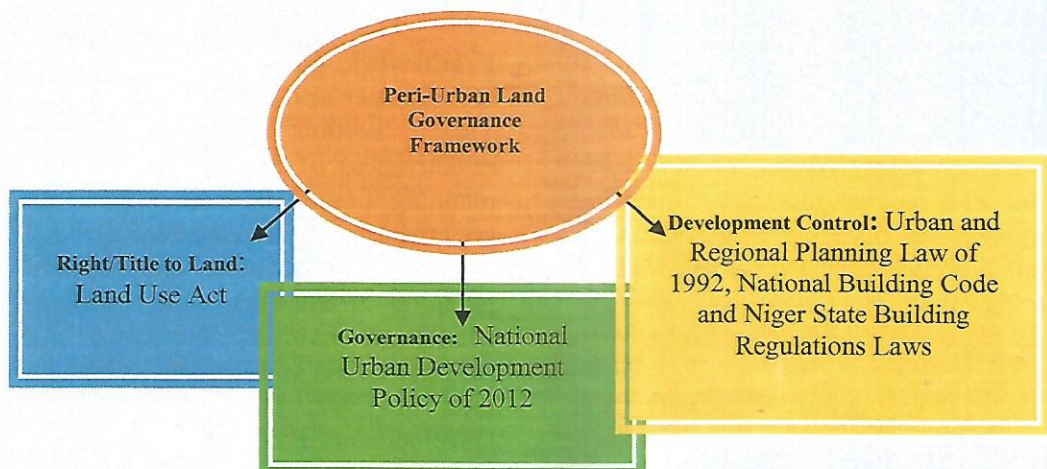


Figure 5: Purpose of Physical Planning Policies in Peri-urban Land Governance
Source: Authors' 2016

Procedure
Peri-urban Land Acquisition

The types of landholding in the peri-urban areas are classified into three categories: private landholding; community land holding; and public land holding.

Private Landholding

The private landholding is the land acquired through inheritance or purchase from the native community. In Minna, the private land constitutes the family land and individual land under customary tenancy. All the stakeholder groups testified that most of the people who reside in their area acquired land from the native landowners. Members of the NCG presented their views on the procedure for acquiring land from native landowners:

"The land ownership is through inheritance, but you can own land by buying or as a gift from someone. Land can be acquired by individuals. For instance, if you want to erect a structure, you will come and meet the native owner".

"If you approach me that you need land, I will take you there and if you are interested, I will then take you to my elder brother or the Mai-Angwa (community head). After seeking the consent of Mai-Angwa and my elder brother, we can now negotiate on the cost"

"In this community everyone (native) has their land, but if you want to sell your land, you must inform the Mai-Angwa. As we are all sited here we all have our land papers (land documents) family by family. Any

paper issued will be taken to the Mai-Angwa. The date and amount the land will be communicated to the Mai-Angwa and he will now issue his own papers to validate the transaction".

As deduced from the procedure, the native landowners have the right to sell their land, but with the consent of the community head (Mai-angwa). The involvement of community heads (Mai-angwa) is procedural, because he is central in all land transactions; to protect the interest of both parties (the seller and buyer), through validation of transactions and issuance of customary land documents to the buyer.

Community Landholding

Community land holding constitutes the land that is collectively owned by the community and held in trust by the community head. Examples of such land are market square, school, burial ground, healthcare centre and religion centre. The views of the members in the NCG show that there is community land. In provision of facilities or infrastructure by the government to any community, the members of the NCG maintained that:

"The Government will come and request for land to build schools, make roads or anything and acquire land from the natives. When the government comes and say its acquiring this place if there is no economic tree in the area, then you have lost it, but if you have economic tree like locust beans, mango, guavas, moringer and other, they will pay you".

The views of the respondents have shown that communal landholding system exists in the peri-urban areas of Minna and these lands are being used for educational and healthcare facilities; burial grounds; and mosques.

Public Landholding

This is the land acquired by the government (federal, state, and local). Such land is acquired compulsorily through revocation of the right of the private or communal landholdings. The LUA provides the legal backup and the procedure for acquiring land for public deems interesting. All the stakeholders (PSG, NCG and LSG) are aware of such land in the peri-urban areas of Minna. A member of the NCG shared his experience on the land acquired by the government for Army Barrack in Minna:

“The people formerly resided in the place where we have the Army Barrack (Shango neighbourhood) in one village called Gidan Kaura, when the government acquired the land for the Army Barrack, we were sent out and relocated to MTP 25”.

In Minna, there are lands owned by the government, for instance, part of the Chanchaga, Shango, Maitumbi, Sauke-Kahuta, Bosso, Tudun-Fulani, Gidan Kwano and Maikunkele are meant for different establishments of the government, some are developed, while some are not developed. According to Figure 6 the private landholding system seems to accommodate other land holdings, indicating that the community and public land demand are subjects to native landowners. This was based on

the claim of the native community for non-payment of compensation by the government.

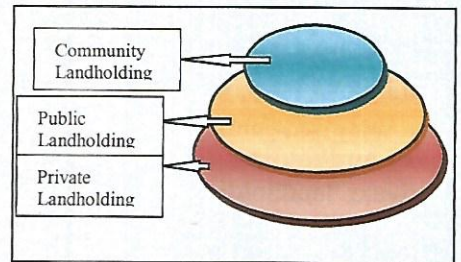


Figure 6: Pattern of Landholding in the Peri-urban Areas of Minna
Source: Authors' 2016.

Peri-urban Planning and Development Strategy

This explains the strategy employed by the stakeholder groups in the planning and development of peri-urban areas of Minna.

The Planning of Peri-urban Land

The members of the NCG gave views of the strategy employed in the planning of peri-urban areas. All the respondents in this group admitted that there was no formal plan used in managing the development. Members of the NCG expressed their views and the challenges:

“The lands were not planned before development. As you can see structures have encroached into the road and this led to the problem of accessibility”.

“Several occasions, the community head go there and asks them (those who encroached the road) to demolish some part so that they can create a

There are youth organizations that help in the repair of roads.

Another member NCG that supported emphasized that:

When there is a problem, the youth association, the elder's association gathers to discuss on how the problem can be solved. For instance, the road from Kuchiko to Dusten Kura junction was constructed by the youth association and likewise other roads with the support of politicians. On the issues of water, in 1996/1997 we gathered money to buy pipes, valves and rims, this enables us tap water from Dusten Kura to the community".

A respondent from the NCG commented on the efforts of the government in the construction of roads and the provision of water supply, electricity and other social facilities. He gave states that:

"The government has tried in the provision of infrastructure and services, the hospital over, there were constructed by the government. The transformer over there was provided by the government and also bore hole. The school closer to the hospital was formerly constructed by the community, using sticks, but the government has built a better school for the community".

For the LSG, the strategy adopted to develop the peri-urban areas are mainly on the opening of access to where they have their lands if the land is not along the major highways and the opening of the intra-access network to all the plots demarcated.

road, because when we sell the land, on, you know, our people will jump into another person's property or they will jump into the road.

In support of the NCG statements, the PSG presented their view on the condition of peri-urban areas prior to its present situation and emphasized the efforts taken by them:

"The lands in the peri-urban areas are not planned before development. The arrangement we use now is referred to as informal arrangement, we considered the compatibility of uses, in the first case for any development, but this has not yielded positive improvement on the peri-urban areas of Minna".

The testimony of the PSG thus, revealed that the physical planning institutions of the government, is lacking in its capacity and duties as the agencies, saddled with the responsibilities to initiate planning a proposal, monitor, control development and enforce planning laws and regulations in any parts of the town and beyond.

Land Strategy for Developing Peri-urban

The NCG employed community self-help approach and the government intervention in the developing peri-urban areas. Their narration revealed that the youths and other social groups were involved in the repair of road and construction of drainage. A member of this group categorically stated that:

"It is through community effort and little contribution from other sources.

The beneficiaries of the land are to collaborate in bringing other services required in the areas. A member of the PSG group testified to the roles of the government in the provision of infrastructure and other social facilities, through collaboration and synergy with native communities. The members of the PSG group narrated that:

"We carried the people along in the planning of their areas; the community forms their own land committee, with the Town Planning Department and NSUDB and prepares the development proposal. Any development in the community must pass through the committee and the natives inform urban board on the development in their community".

"We monitor and investigate the development. We invite the community heads on what and how we desire the area to be and encourage them on the development. We do this so that development can come into the environment".

The PSG noted that enforcing the development control laws and regulations in peri-urban areas have not yielded positive results. It, therefore, resolved into a participatory approach through advocacy and sensitization of native communities on the need to plan their areas.

Peri-urban Land Dispute and Resolution Strategy

The analysis revealed that land disputes abound in the peri-urban areas of Minna. There are different mechanisms instituted by NCG in land dispute resolution. The causes and

method of resolving land dispute were narrated by the group. This group stated that:

"Every member of these families is entitled to sell their land and this could result into disputes, in most time, from boundary issues, when there are no demarcations. Also, if you don't place a beacon or indicate that the land is yours, another person could sell it resulting in dispute.

The problems as observed are related to native landowners who sell the same land to different people and the absence of a land registration procedure, due to its informal nature. Furthermore, the NCG narrated the process in resolving land disputes which involved dialogue with the aggrieved parties. The respondents maintained that:

"If you buy land for more than 2 years without any sign that the land has been bought and the land is sold to another person who immediately commences developing it, when the first buyer appears with proof of ownership (the customary documents issued by the Mai-angwua). When verifying the community head will plead with the first buyer and take him to another land.

This implies that though land disputes occurred due to the sale of a particular land to different buyers, but, this has been resolved without court litigation, through the existing informal institutions.

Conclusion and Recommendations

An explanation of peri-urban land administration, planning and governance system was presented in

this paper. All the stakeholders acknowledged the enormous amount of influence and control which the informal system wielded on peri-urban land. The physical planning policies and frameworks, although exists, but were ineffective, to regulate and control the physical planning and development. The common procedure at which the majority of the residents acquired their land is through the private landholding, while planning and development is through community efforts. The efforts of the government through collaboration and synergy with the native communities have enhanced the rapid expansion and development of the peri-urban areas of Minna. The study, thus, advocate for the a comprehensive review of the Minna Master Plan; the Government to ensure the preparation of Neighbourhood Strategic Development Plan for each of the neighbourhoods that constitutes Minna peri-urban areas and be integrated into the reviewed Master Plan; that All the land acquired by the land speculators and private developers be surveyed, demarcated and submitted to the Town Planning Department, this to be captured by the Neighbourhood Strategic Development Plan; the Government should adopt the concept of site and services in peri-urban areas of Minna, to control the continuous unplanned peri-urban areas; and the government to develop strategy and modality to encourage formalization of customary land title holders to certificate of occupancy.

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