

## The Role and Behaviour of Land Speculators Around the Urban Fringe of Kano Metropolis

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**Abstract:** This study examines the roles and behavior of land speculators around the fringes of Kano metropolis. Rapid population growth has placed enormous pressure on land in most urban areas. The high demand for land provides opportunity for land speculator to hold land in anticipation of increase in price overtime. Despite the fact that one of the objectives of the 1978 Land Use Decree is to check the excesses of land speculation, the decree only succeeded in fueling it or pushing it underground. Primary data for this study were collected via administration of questionnaire to 83 respondents sampled through the combination of purposive and snowball sampling techniques. The major findings of the study reveal that land speculation is still practiced in the study area and respondents assert that economic consideration is mainly the reason why they engaged in such act. The study concludes by recommending that access to land on the part of private individuals and corporate bodies should be made easier than is presently the case and property taxation should be introduced so as to discourage the act of land speculation.

**Key words:** Kano metropolis, land, snowball sampling techniques, corporate bodies, property taxation

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### INTRODUCTION

Land in every society is perhaps the most important natural resource in the sense that it affects every aspects of a people's live their food, clothing and shelter. It is the base for producing raw materials for the manufacturing industry. No nation, city or rural community can survive as an entity without land (Onokerhoraye, 2010). Thus, every person in a nation: the banker, the industrialist, the labourer, the educator, the student, the planner, the farmer has a vital stake in the country's land problems and its proper utilization. The typical villager recognizes land in its entirety. To him, land is a home and workplace. He shares it with the entire biotic complex. He has learned through experience the futility of expecting or attempting to draw more from the land than he puts into it, hence he practices rotational (shifting) cultivation. In his wisdom, he develops respect for nature and treads humbly on the land. He understands only too well, contrary to the belief of urban speculators that he belongs to the land not the land to him. At death, he rests in literal peace inside the land (earth) which has nourished him all the days of his life. The urbanite, on the other hand, expresses predominantly materialistic values. To him, city land is simply a commodity to be grabbed, invaded, bought, sold and even stolen. The land is to be owned as a symbol of wealth, power and prestige.

The widely accepted definition of land is the solid portion of the earth surface. From a legal perspective, land

extends from the centre of the earth to the infinite sky. However, as far as access to land is concern in this study, land will be viewed as that volume of space that encompasses the surface of the earth, all things that are attached to it and the rocks and minerals that are just below it. Similarly, researchers will look at land both as a physical commodity and as an abstract concept in that the right to own or use it is as much a part of the land as the objects rooted in its soil.

Much has been said about the basic importance of land in the modern world. They provide man with living space with raw materials necessary for filling material needs and with opportunities for satisfaction dear to the heart of a man. People tend to look to the land for their physical environment for food for fibers and other materials needed to cloth their bodies and to provide housing and manufactured goods. History speaks eloquently of the high regards with which man has viewed land in the time past. The ancient Greek prayed to an earth goddess, people go to wars for the possession of land. Thus land is an ultimate resource for without it life on earth cannot be sustained.

Access to land in Nigeria has been clearly explained by the 1978 Land Use Decree. Land can be allocated to an individual or corporate body by the government either through statutory or customary allocation of right of occupancy. The 1978 Land Use Decree vested all rights in land in urban areas in the Federal Military Governor on whose behalf and with whose express consent all grant of

rights interest in land would be made henceforth. It went further to state that all lands in Urban Centres shall be under the control and management of the Military Governor of each state while land in rural setting are under the control of the traditional authority as well as the Local Governments. The Decree also states that all land holdings in Urban Centres are now considered as statutory holding and those in rural areas are referred to as Customary holding, hence holders can only apply for certificates of occupancy if they so wish. By this assertion individuals and organization can apply for land allocation from the government through its agencies. Despite the fact that section 33 (5 and 6) stipulates maximum allocation of 0.5 ha of residential land in urban area to a single title holder there is no clear evidence that the government enforces this provision. Rampant cases of multiple allocations to persons became very common and gives rise to the emergence of land speculation. Similarly speculations lead to scarcity of development land which consequently results in rising cost of land in the informal land market and also resulted in continuous urban sprawl.

The term speculation is used to signify something about the time horizon of the investor. In some cases, the term is used to denote short-term investors, rather than those who buy and hold. It is also used to identify investors who purchase (or option or otherwise obtain control of) a parcel of land but who hold it vacant (or in a current less-intensive use) in anticipation of a profitable development opportunity in the future. Speculation in this sense is intimately bound up with the question of the optimal timing of development (Titman, 1985; Mayo and Sheppard, 2001; Capozza, 1976).

Rapid urban growth especially in the last two decades has put enormous pressure on land in Nigerian cities. The number of people living in Nigeria's towns and cities is expected to double to 80 million in the next 13 years and reach 100 million by 2010 (World Bank, 1996). The consequences especially for urban development and land management are many. The Federal Government of Nigeria (FGN) in a white study observed that the uncontrolled nature of urban development is brought about by the tremendous difficulty, experienced by individuals and corporate bodies in giving access to build (Federal Government of Nigeria, 2006). The process of land allocation by the state now a days is entirely tortuous, lengthy, expensive and full of so many bottlenecks which often compel individuals to resort to the informal land market in order to acquire land (Mamman, 1996).

Despite the fact that one of the major objective of the 1978 Land Use Decree is to curtail land speculation, the Decree has facilitates rather than discourage speculation.

The Decree abolished private ownership of land and vested all land under the control and subject to the disposition of the Federal Military Governor. This resulted in wide scale speculative purchase of large tracts of land, particularly in the absence of land taxes. Most of these purchases were done by wealthy non-farmers who held the land idle, waiting to capitalize on an appropriate market situation (Fabiya, 1984).

This study seeks to examine the role and behaviors of land speculators around the fringes of metropolitan Kano.

In order to achieve the above broad aim, the following specific objectives are pursued. These are to:

- Identify the major land speculators and their socio-economic particulars
- Examine their attitudes and behaviours with regards to land speculation with the sole aim of understanding their mode of operation
- Examine how their activities affects the city growth and development
- Recommends ways to overcome or curtailed problems of speculation and suggest policies that will enhance proper land management based on the findings of the study

## **MATERIALS AND METHODS**

**Study area:** Kano State lies between latitude 10°3'41.14"N to 12°34'10.57"N and between longitude 7°41'26.40"E to 9°23'17.50"E. Kano metropolitan area lies between latitude 11°55'23.93"N to 12°3'53.10"N and longitude 8°27'42.26"E to 8°36'41.62"E and is 1549 feet above sea level. The estimated area of Kano metropolis increased from 122.7 km<sup>2</sup> in 1962-154.6 km<sup>2</sup> in 1981, an increase of about 25% based on the average expansion rate of 2 km<sup>2</sup> per annum (Fig. 1).

For many centuries, Kano has been the largest and most influential commercial town in the Sudan zone. The settlement is probably >1000 years old and was first situated on the vicinity of Dala Hill, the source of iron which the inhabitants smelted and fabricated (Urquhart, 1977). The Kano chronicle records the first king of Kano as Bagauda whose ascension was stated to be in the year 999 AD. The 19.2 km<sup>2</sup> of the city walls were completed by the 12th century.

Morphologically, Kano has ceased to be confined to its wall. Because the original city became a unit by itself while Fagge, Nasarawa, Sabon Gari, Gwagwarwa, Tudun Wada, Tarauni, Na'ibawa, Hausawa, Gyadi-Gyadi and Kurnar Asabe all grew into distinct morphological unit. This phenomenal growth (both real and anticipated) is the influence of the preparation of the Trevallion plan in 1963

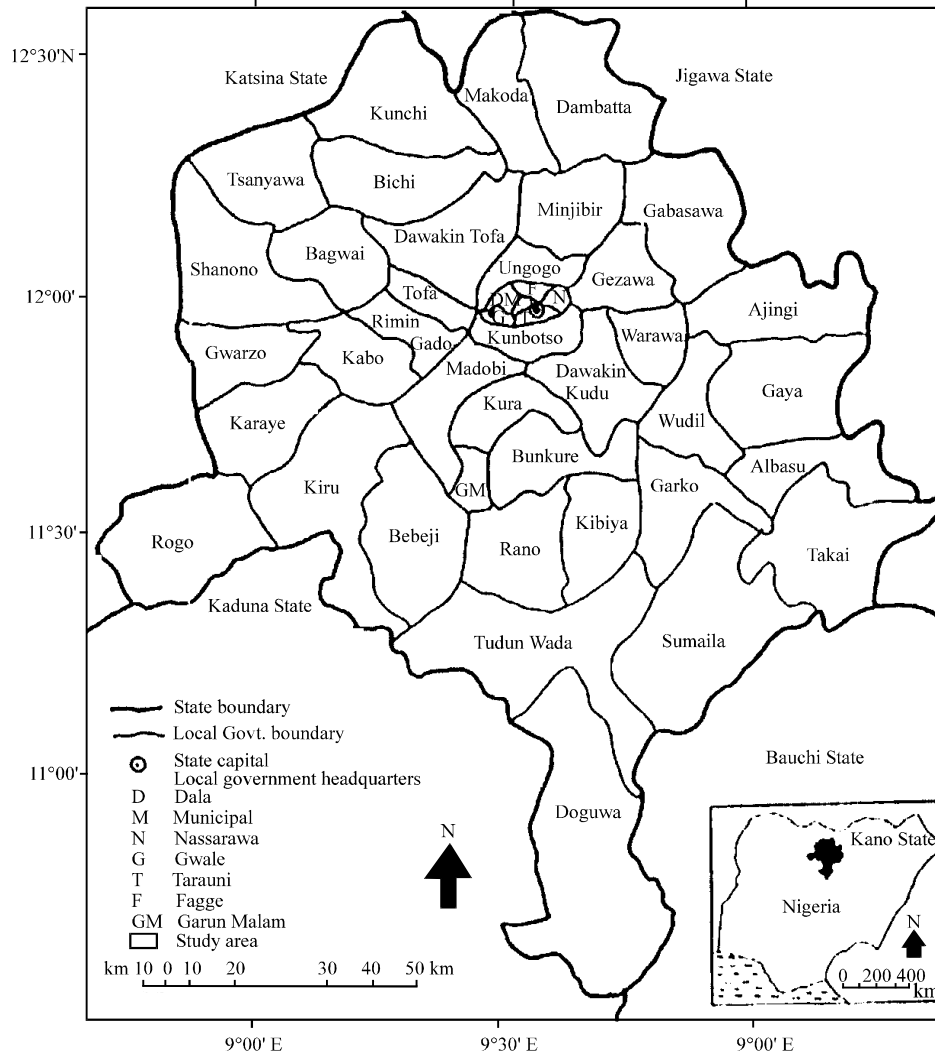


Fig. 1: Kano State (GTS Lab. Buk (2005))

with a view to setting a statutory framework that could guide, influence and control the development of metropolitan Kano. The desired goal however could not be achieved due to lack of proper and effective implementation of the plan.

Presently, there are a lot of infilling going on as well as outward expansion into adjoining villages. Metropolitan Kano has been redefined vide Edict No. 15 of 1990. By the edict, Kano metropolitan area consists of all land within the radius of 32 km from Kurmi market (Fig. 2). Thus, the metropolitan area includes:

- The Dala Municipal, Nasarawa, Fagge, Tarauni, Gwale, Kumbotso and Ungogo Local Government Areas
- Parts of Dawakin Tofa, Gezawa, Kura and Rimin Gado Local Government Areas

The edict further classifies all land within a radius of 16 km from each local government headquarters outside Kano metropolis as urban land.

After independence, Kano witnessed an unprecedented urbanisation and rapid population growth due to socio-economic transformation in the state. This included the development of industrial, residential and commercial land uses which in turn acted as a magnet for other socio-economic activities which gave rise to metropolitan expansion. Road development; intra and inter city became prominent, telecommunication facilities were provided which in turn considerably changed the style and quality of life of inhabitants of the city and increased opportunities.

These socio-economic transformation attracted migrants from other parts of the state as well as from other parts of the country and culminated into the rapid

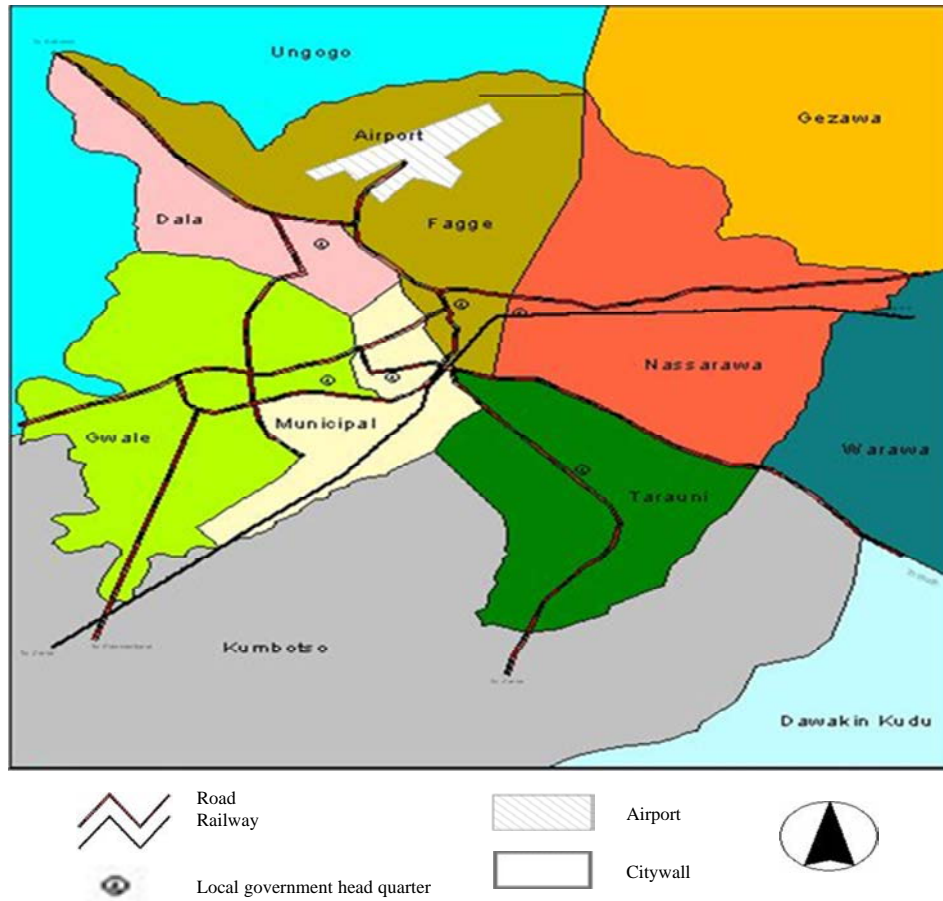


Fig. 2: Map of Kano Metropolis (Department of Geography, BUK)

population growth in Kano metropolis from 127,000 in 1952 to about 2,000,977 in 2001. Presently metropolitan Kano has population of about 4 million based on 3.3% annual growth as depicted by the 2006 population and housing census provisional figures (NPC, 1991, 2007). Table 1 shows the growth of each census since 1952.

This growth of population resulted in the expansion of Kano outward. The influx of large number of immigrants to Kano led to an urban sprawl. Migrants found house rents in the established areas unaffordable. Even those already within the city found expansion difficult due to natural increase and extended family system coupled with speculative land dealing. This resulted in the emergence of unauthorised settlement in the suburbs of Kano, mostly along the major routes into Kano. Such areas include Unguwa Uku, Kawo, Kurna, Rijiyar Zaki, Tudun Murtala, etc.

**Data collection, sampling technique and sources:** In the conduct of this research, a combination of purposive sampling procedure and Snowball sampling techniques

Table 1: Population growth of metropolitan kano 1952-2006

Years	Population	Source/NGR projection
1952	127,000	Population Bureau
1963	295,432	Population Bureau
1973	761,000	Population Bureau
1983	1.2 million	NPC
1991	1.5 million	Census
2001	2,000,977	2.83 NGR
2006	4 million	Census 2006
2012	4,660,0000	3.3 NGR

National Population Commission in 2011

were adopted. Purposive sampling can be defined as a type of non-probability sampling where the investigator merely hand-picks those cases or population considered to be typical or which are likely to possess the desired set of information or characteristic for inclusion in the sample (Obikeze, 1986). The operation of the purposive sampling technique employed here involves the identification of major land owners who are known to officials of state Ministry of land and the Kano State Urban Planning and Development Authority (KNUPDA). Attempt was made to acquire land owners names and addresses from land Dealers, ward and district heads. The names collected

from the field in these ways were compared in order to avoid duplication of names. A total of 46 names were obtained from the state ministry of land and KNUPDA. These names served as the initial sample frame and the snowballing technique was employed on the basis of the list of names. From this, a total of 83 respondents were selected through the two methods stipulated above.

The Snowball technique entails asking the first interviewee to name other land owner (s) known to him who could be included in the sample. The same applies to subsequent land owners. The essence of this was to ensure that no other major land owner was left out of the list. Snowball technique was also employed here because of the fact that it is one of the best ways of reaching those developers who usually prefer to operate without much publicity (Abrahamson, 1983). It also provides a way of introducing the researcher to other land owners by fellow land owners. This method surely enhanced the co-operation of the sampled respondents.

Questionnaires were designed to acquire general and specific information on the activities of as well as the behaviours of the respondents as well as their production function. The questionnaire was both evaluative and analytical. The design was a mixture of straight forward fact collecting and attitude measurement. In addition to the above stated methods of data collection, the researcher relied heavily on secondary sources such as published and unpublished materials of Kano State Ministry of Lands and Housing, KNUPDA, journals (including e-Journals) newspapers, articles, textbooks and the Internet.

**Tools of analysis and techniques of data presentation:** In analysing the responses to the questionnaire statistical tables showing frequency and percentages were used. Tables were followed with the descriptive analysis of the findings.

## RESULTS AND DISCUSSION

**Data analysis and presentation:** This study analyzes the responses obtained from the sampled respondents. Investigation into the socio-economic characteristics of the respondents shows that 46 and 29% of the sampled respondents are between the ages of 40 years and above as well as 30- 40 years, respectively. The sex distribution of the respondents shows a figure of 95 males and 5% females and this may not be unconnected to the cultural practices of the people in the study area where male gender dominates almost all aspect of life. The educational background of the respondents shows that Majority of the respondents (32%) attended secondary

**Table 2: Socio-economic characteristics of respondents**

Socio-economic characteristics	Frequency	Percentage
<b>Age</b>		
20-30 years	21	25
30-40 years	24	29
Above 40 years	38	46
<b>Sex</b>		
Male	79	95
Female	4	5
<b>Educational background</b>		
Islamic	13	16
Primary	21	25
Secondary	27	32
Tertiary	22	27
<b>Main occupation</b>		
Business	29	35
Civil servants	16	19
Land/Property developer	35	43
Others (specify)	3	3

Researchers fieldwork 2011

schools, 27% attended tertiary institutions and 16% obtained Islamic education. Analysis of data in respect to the main occupation of the respondents reveals that 35% of the respondents are businessmen, civil servants accounts for 18% and land and property developers constitute 43% (Table 2). The implication of this finding is that majority of respondents have one form of major primary occupation with land dealing/speculation as a secondary occupation or preoccupation. The proceeds from the main occupation are ploughed into purchase of land for both development and speculative purposes. The point here is that those that engage in land related matters particularly development, sales and purchases have diverse ways and manners in which business/economic goal or aim is organized and executed.

To have an insight into the nature of land speculation, there is a need to examine the duration respondents have been engaged in speculation. This will provide vital information about their length of experience and transformation or changes they may have undergone over the years in the course of speculative activity. About 35% of the respondents have been engaged in speculation for a period between 11-15 years, 28% between 6-10 years and 11% have been engaged in land speculation for >20 years. It can be deduced from Fig. 3 that the rate at which metropolitan Kano is rapidly expanding has connection with the duration of land speculators in development industry. Residential land use coverage increased from 28.19 km<sup>2</sup> in 1966 to 114.5 km<sup>2</sup> in 1996 while commercial land use changed from 2.51 km<sup>2</sup> in 1966 to 6.98 km<sup>2</sup> in 1996 and industrial land use increased from 2.83 km<sup>2</sup> in 1966 to 7.19 km<sup>2</sup> in 1996. The percentage coverage of different land uses from 1966 to 1996 had changed dramatically due to the rapid population growth and redistribution of economic activities in metropolitan Kano. Experience has shown that expansion or growth of

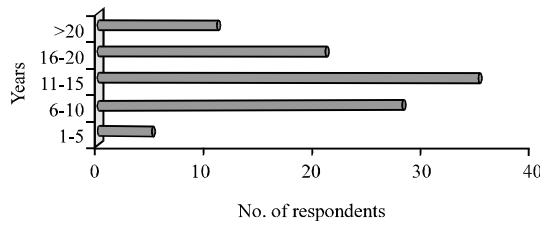


Fig. 3: Duration in land speculation

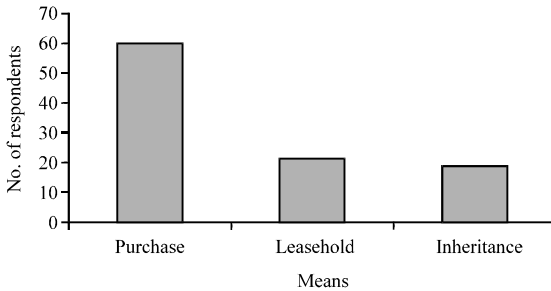


Fig. 4: Means of land acquisition

towns or cities is a product of population increase. The growth in population coupled with economic growth will result in mass development of property to accommodate the increasing number of migrants into the city and for this to be achieved land is required to ensure housing the populace. This led to the proliferation of land speculation.

Figure 4 shows that 60% of the respondents acquire land through purchase, 21% through leasehold, 19% through inheritance on the basis of the above purchase and leasehold accounts for the major means of land acquisition.

Leasehold refers to a situation where a freehold landowner (usually the state) relinquishes its right of occupancy to another person for a given period of time after which the land will revert to its original owner. In Nigeria, leasehold is usually for either 44 or 99 years.

Purchase refers to outright alienation or transfer of land in return for cash. The increasing rate of purchase was necessitated by the high population growth culminating to shortages of land, competition for farmlands between developers/and speculators on one side and public acquisition on the other. In essence land acquisition particularly by private developers have been on the increase over the years and it occurs as a result of demographic and socio-economic growth fuelled by the oil boom of 1970 to 1980, (Mamman, 1996). On the basis of this it is clear that it is hard to acquire land through other means other than the two discussed above. Moreover, the rate of land purchase depends on the demand and cost of the land. Prevailing economic situation also determines the rate of land purchase. A vibrant economic situation

Table 3: Reason (s) for engaging in speculation

Reasons	Frequency	Percentage
Profit	57	68
Hedge against inflation	12	14
Asset/Security	11	13
Others (Specify)	3	4
Total	83	100

Table 4: Factors that influences decision to acquire land at a particular site

Factors	Frequency	Percentage
Trend of city growth	83	24
Location of particular infrastructure/facility or utility	83	24
Housing development	78	22
Creation of new layouts	83	24
Others (specify)	18	6
Total	345	100

Researchers fieldwork in 2011

results in mass property construction and consequent rise in the selling price of land. On the other hand, in the period of economic downturn there tends to be a slump in the development of property and this in turn affects the price of a parcel of land.

Similarly, land is also acquired through inheritance this occurs when a given household head dies. The land/properties left behind by the deceased is shared or divided among his children according to Islamic law.

Analysis of data in Table 3 reveals that there are several reasons why people engaged in land speculation. About 96% of the sampled respondents engaged in land speculation for economic reasons. These reasons ranges from making profit from the investment (60%) to land being an asset/security (14%) and land as a vital hedge against inflation (14%). Similarly, 4% of the respondents claimed pride and owner occupation as their motive for engaging in land speculation. Owner occupation is mostly for the use of the owner (developer) his children or relatives.

It is important to state here that the criterion of profitability influences every aspect of land speculator's activity such as his decision making process, site selection as well as the selling prices of the land or landed property. In essence therefore, every aspect of land speculation is guided and shaped by economic considerations.

Sampled respondents adduced several factors that influence their decision to acquire land at a particular site or location. About 24% (each) cited trend of city growth, availability of infrastructure/facilities or utilities and Creation of new residential layouts. Similarly 22% stated initiation of housing development as the factor that influences their decision to acquire land in a particular location (Table 4). Other respondents cited other reason such as likeness and affinity to an area as the main factor that influences their decision to acquire land in a

**Table 5: State of land during speculative period**

States	Frequency	Percentage
Idle	52	63
Farming	27	32
Sub-lease	04	05
Total	83	100

Researchers fieldwork in 2011

particular area. Further analysis reveals that some of the respondents are reknown property developers and they have friends within both the state ministry of land as well as KNUPDA who give an insight on the plan of government to create residential layouts around the fringe of the metropolis. Planners in most cases do influence the trend of growth of town by focusing particularly on areas where infrastructure have been or about to be provided.

Analysis of data in Table 5 reveals the state of land during the speculative period. About 63% of the respondents stated that they allow the land to lie idle in the process waiting for the right time for sale. About 32% claimed they used the land for farming particularly during the rainy season and 5% stated that they sublease the land to others to use particularly farming. Holding land idle without development has constituted serious problem to sustainable growth of towns and cities in Nigeria. For instance during the implementation of the Third National Development Plan 1975/1980, it was realised that individual ownership of land and speculation in urban land had led to considerable and continuing increase in the cost of land acquisition. Many public agencies and private organizations complained about land acquisition as one of the most difficult factors which delayed the implementation of their development projects. Despite the existence of the above legislations empowering government to acquire land compulsorily for public purposes, it had become difficult to do so at a reasonable cost and within reasonable time, especially in some of the densely populated urban centres of the country. One of the major objectives of the Decree is to check the excesses of land speculators but the land allocation policy of various particularly during the civilian era has been very scandalous as only friends, party stalwarts and relatives get access to land. These allocations are often withdrawn as one government succeeds the other. In essence the 1978 Land Use Decree has not eliminated speculation in land rather it has either driven it underground or fuelled it (Onokerhoraye, 2010).

Table 6 provides an insight into how respondents know when their land is ripe for sale. About 46% of the respondents stated that the moment a good price is offered or when the prices of land in the area begin to rise tremendously this signaled that it is high time to dispose the land. Similarly, 21 and 33% of the respondents stated

**Table 6: How do respondents knows the ripe time to sell land lots or Develop**

Reasons	Frequency	Percentage
When good price is offered	83	46
Threat from the planning bodies	38	21
When building activity encroached towards land	59	33
Total	180	100

Researchers fieldwork in 2011

that they got to know the ripe time the very moment they begin to experience threats from planners or when building activity is encroaching upon their land. It is evident that the whole idea of speculation is to accumulate large track of land which is held undeveloped in anticipation of increase in its site value. Most speculators release their land the moment they are paid a fair price for the land. Similarly, Section 28(1), provides that it shall be lawful for the Military Governor to revoke a right of occupancy for overriding public interest', in this regard government can revoke the right of occupancy of land speculator for distribution into plots or residential layouts for allocation.

Investigation into whether speculators were ever challenged by planning bodies' reveals that 87% of the respondents stated no while 13% claimed yes. Those that answered yes stated that planning bodies ones confronted them over the non development of the land allocated to them. It is pertinent at this point to stress that despite the fact that the 1978 Land Use Decree has facilitates access to land for public use it has not achieved the same ends as far as land for private use is concerned (Udo, 1990). The Decree according to Justice Augustine Nnamani (Onokerhoraye, 2010) has deficiencies and these are evident in its implementation rather than its structure or intendment. The objectives for which the decree was promulgated have largely remained unfulfilled. Those in charge of ensuring compliance to the provisions of the decree have distorted, abused and seriously undermine the decree and these led to increase in land speculation in metropolitan Kano. The response in Fig. 5 which shows that 87% of the speculators were never challenged by planning bodies attest to the inefficiency of the planning agencies in ensuring compliance with provision of the 1978 Land Use Decree.

With respect to the amount of land lots held by respondents, 7% of the respondents hold 1-5 plots of land, 22% hold 6-10 plots, 31% hold between 11-15 years and only 11 hold over 25 land. Some respondents particularly those engaged in property development stated that they hold such land as land banks. Land banks are held by developers to ensure constant flow or supply of building land and to ensure production flow of dwellings. The advantages of maintaining a land bank to a developer is to plan continuity of his operation and in

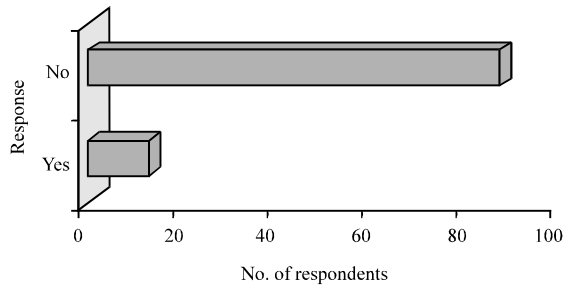


Fig. 5: Whether respondents were ever challenged by planning body? (Researcher’s fieldwork in 2011)

Table 7: Quantity of land holding currently held by respondents

Quantity	Frequency	Percentage
<5	6	7
6-10	18	22
11-15	26	31
16-20	13	16
21-25	11	13
Above 25	9	1
Total	83	100

Table 8: Whether respondents experience risk in speculation

Response	Frequency	Percentage
Yes	27	32
No	56	68
Total	83	100

Researchers fieldwork in 2011

the same vein where they have monopoly over the supply of development land it may enable them to influence zoning as well as prices of land. Similar findings were noted by Rydin (1983) and Markusen and Scheffman (1977).

It is important to stress here that a land bank may comprise of multiple number of plots in one location. Despite the fact that this study did not inquire into the size and extent of the land banks, data analysis revealed a significant insight into how respondents plan continuity of their activity (Table 7).

It is evident by the nature of the land speculation that it may be susceptible to risk particularly that the 1978 Land Use Decree prohibits speculation of any sort. Data in Table 8 shows that 32% of the respondents claimed that they have experience on form of risk or the other while the majority (68%) claimed they do not experience any risks in land speculation. Further analysis of the nature of risks sampled respondents experiences shows that the respondents experiences loss of initial investment, revocation of land by the government as well as disputes and multiple sales of plot of land.

**The dynamics:** The behavior of land speculator tends to be highly sensitive to certain factors which serve as a triggering factor in their decision to speculate.

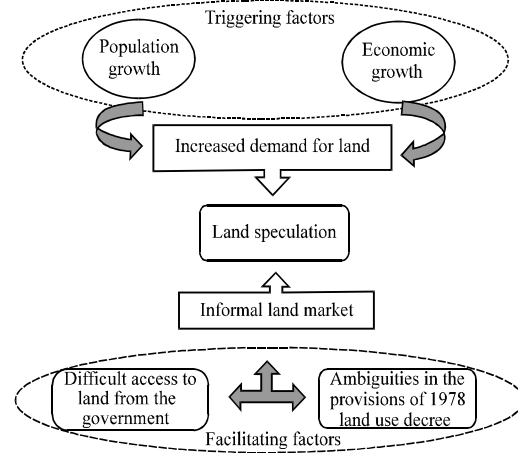


Fig. 6: Factors of responsible for land speculation (Researchers fieldwork in 2011)

The triggering factors are population growth or increase necessitating the need for the or demand for development land. This demand often resulted in increase in the value of a parcel of land and hence the urge to speculate.

Similarly, the fact that the 1978 Land Use Decree vested all right in land on the State Governor and the fact that allocation of land from government to the populace is hard to come by the populace have no viable of option but to resort to the informal land market. Furthermore, the ambiguities in the decree particularly the issue of improvement upon land provides an easy avenue for speculation and the proliferation of the informal land market which ultimately resulted in land speculation (Fig. 6).

## CONCLUSION

This study examines the role and behaviour of land speculators around the urban fringe of Kano Metropolis. The study recognises that despite the fact that the provision of the 1978 Land Use Decree has as one of its major objectives to check the excesses of land speculators, the act of speculation is still prevalent in the societies. Similarly the decree also was found wanting in its provisions for example in the areas of tenure security and its definition of improvement upon land. A lot of people are yet to fully register their land and obtain certificate of occupancy and land is still widely acquired through the informal market. Similarly, there is ambiguity in what constitutes the definition of development or improvement upon land and this enable speculators to abuse or distort the provisions of the decree. Land



speculation has causes serious distortion to orderly development of towns and cities and it has facilitated urban sprawl. It is therefore the contention of this study that land speculation would continue to exist until the ambiguities in the 1978 land use decree and its implementation are serious addressed.

### RECOMMENDATIONS

The following suggestions are hereby put forward:

- Access to land on the part of private individuals and corporate bodies should be made easier than is presently the case. This will promote orderly urban development
- Government should strive to bring the provisions of the 1978 land use decree into conformity with its present commitment to democratic principles and the operations of the free market economy
- The enforcement capacity of State Planning Boards to implement the provisions of planning laws and regulations for orderly development of towns and cities should be considerably strengthened
- Adequate and qualified personnel should be employed in all ministries and parastatals dealing with land so as to do away with unnecessary delays in processing land
- Introduction of property taxation; several people have been buying up tracts of rural land for speculative purposes in the absence of property rating in the form of land taxes. Tenement ratings should be intensified in the urban centres where it already exists and introduced all over the country as a means of generating revenue for the government. The introduction of land taxation is likely to force the people to use their land more intensively to pay taxes, reduce the price of land due to capitalization effect or force people to dispose off their land as a result of holding cost effect of tax on the landowners, depending on the location of the land and their expectation of future prices
- The 1979 Land Use Act should be removed from the constitution so that it can easily be subjected to amendments. Since, the act is subject to the cumbersome provision of amending the constitution under section 5 of the constitution, no meaningful amendment can be carried out to it in a civilian democracy

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