



**THE NIGERIAN INSTITUTION OF
ESTATE SURVEYORS & VALUERS**



Theme:

**CITY GROWTH: ISSUES AND CHALLENGES
OF URBAN SUSTAINABILITY IN NIGERIA**

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EMPHASIZING THE ROLE OF ESTATE SURVEYORS AND VALUERS IN LAND USE DEVELOPMENT TOWARDS ACHIEVING UNITED NATIONS' SUSTAINABLE DEVELOPMENT GOALS (SDGS)

(Land Use Economics and Policy-Making: Innovating For Sustainability) (Theory and Practice)

By

Kemiki O.A. (Ph.D, FNIVS), Ayoola A.B.(M.Tech,ANIVS), Bature A. M. (ANIVS), G. Awolaja (FNIVS)

All human activities take place on land; making land related decisions crucial to national development. The success of private and public organisations depends strongly on the judicious use of land. Over the years, land use in Nigeria has suffered fundamental lapses resulting in deteriorating historical sites, waste, pollution, infrastructural inadequacy, housing deficit, insecure land tenure for the urban poor, environmental degradation, investment losses and other imbalances in land use. Estate Surveyors and Valuers have tied themselves to their traditional roles, making their role in land use development less impactful. This paper sets to concisely advance the roles of Estate Surveyors and Valuers in land use development towards achieving United Nations' sustainable development goals (focusing on goal 11- sustainable cities and communities). The method of investigation is essentially a documentary and analysis of archival records, with a view to identifying the existing gaps in the role of Estate Surveyors in land use development. The roles of Estate Surveyors were identified in the following areas: citizen engagement, accountability, policy reform, service delivery, performance measurement, project financing, infrastructural development and maintenance, housing, valuation, land administration and other areas of concern. The paper concludes by developing strategies in making Estate Surveyors' roles impactful in land use development and policy formulation towards achieving sustainable cities and communities in Nigeria.

Keywords: Land use, sustainable development, Estate Surveyors and Valuers.

1.0 Introduction

There is growing interest in sustainability, land use development and sustainable development. Over the years, Land use development has become gradual phenomenal caused by human activities in meeting their desired needs. Sustainable development goals are universal achievements which all countries must strive to achieve having a common interest to create an environment which will meet the needs of the present generation and continuous/future generations. Estate Surveying and Valuation as a discipline entails the supervision, monitoring, direction and allocation of interest in land and landed property.

The roles of Estate Surveyors and Valuers in land use development cannot be ignored as they are prominent factor in controlling, direction, monitoring and supervision of interest in land towards achieving the United Nation's Sustainable Development Goals. The method of investigation is essentially a documentary and analysis of archival records with a view to establishing the specific roles of Estate Surveyors and Valuers in land use development.

2.0 Land Use Development

Nigeria as a country based its land administration on a single Decree known as the Land Use Act of 1978. The Land Use Act contains sections and its implementation is vested on state government's body known as the State Department of Land of that state. Nevertheless, the enforcement of the LUA 1978 is by the police power.

According to Bob (2012), the social influence in controlling land use development has therefore been neglected over the years but its necessity has now been brought forward by the Estate Surveyors and Valuers who believe there must be a balance between the environmental, social and economic factors in order to achieve sustainable land use development goals in the country and in the world as a whole (See Fig. 1).

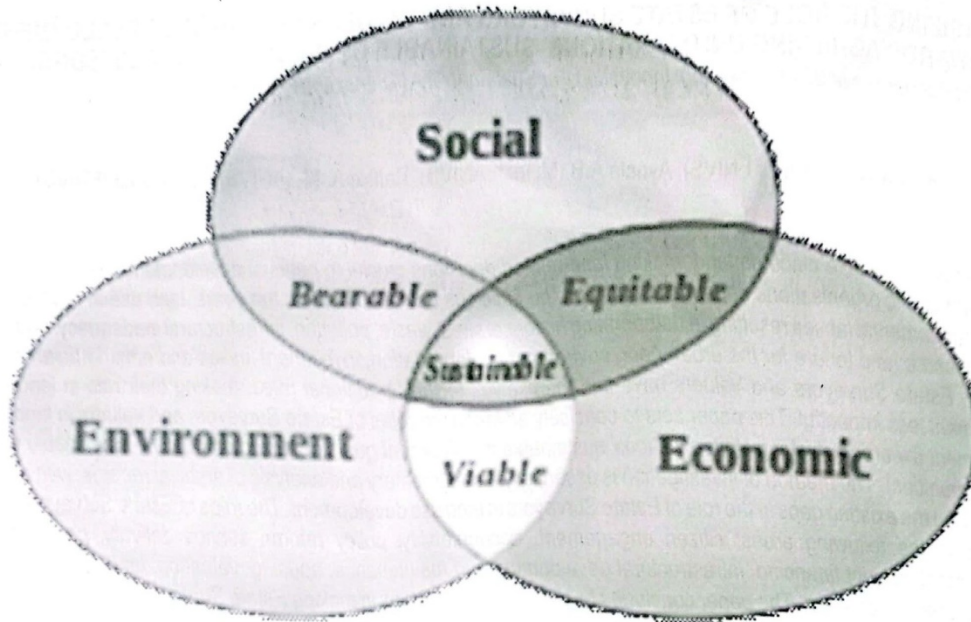


Fig.1: Model of Sustainable Development
Source: Bob Willard; The 3 sustainability models

Land in many cities have been used and developed for different purposes such as residential, commercial, industrial, institutional, or other purposes/uses. As a matter of fact, increase in population of any city or society always lead to rapid and speedy land use development which enhances economic development and economic growth of a nation's. This can be achieved through the effective land use planning and regulations including zoning regulations, subdivision regulations among others.

Obateru (2005) defines Land use development as the development that involves the planning and exploitation of land for institutional, transportation, agricultural, industrial, residential, recreational, or other purposes, in order to avoid land use disputes and to ensure orderliness in built environment. Figure 2 gives an insight on land use development. Types of Land Uses as enumerated by Obateru (2005) includes; Residential, Commercial, Agricultural, Industrial, Recreational and open land Uses.



Fig 2: Land Use development

3.0 Concept of Sustainable Development and Sustainable Development Goals of United Nations

The concept of sustainable development was popularized during the United Nation publication sponsored report "Our Common Future" or Brundtland Report. In the words of the Brundtland Report, Sustainable Development is the development that "meets the needs of the present without compromising the ability of the future generations to meeting their own needs. Sustainable Development is a system of creating harmony in the exploitation of natural resources, human investment, orientation of technological development and institutional change in meeting the current needs of the present and continuum generation in the world.

Sustainable development is a response to the challenges facing urban areas such as globalization, decentralization and urbanization (population growth) which affect the economy due to social inequalities, slums, climate change and informal developments.

Facts and Figures

- Half of humanity – 3.5 billion people – live in cities today
- By 2030, almost 60 per cent of the world's population will live in urban areas
- 95 per cent of urban expansion in the next decades will take place in developing world
- 828 million people live in slums today and the number keeps rising
- The world's cities occupy just 3 per cent of the Earth's land, but account for 60-80 per cent of energy consumption and 75 per cent of carbon emissions
- Rapid urbanization is exerting pressure on fresh water supplies, sewage, the living environment, and public health
- The high density of cities can bring efficiency gains and technological innovation while reducing resources and energy consumptions (UN Report,2016)

The implementation of the MDGs as a global development instrument ends in 2015 with emergence of Sustainable Development Goals (SDGs). The 17 SDGs resolutions of the United Nations were arrived at through a deeply consultative



process that went on for three years, the most elaborate ever undertaken by the UN in its 70 years of existence. The SDGs dredge deeper than the MDGs in terms of scope. The SDGs are more universal (not just for developing countries as all countries have what they need to improve upon). They also go beyond the surface to identify the root causes as well as the various dimensions of developments. The SDGs bring together various stands and underpinnings of development from economic growth through capabilities, choices, freedom and dignity to environmental sustainability. This paper focused on goal 11 of the sustainable development goals of the United Nations; that is to make cities and human settlement inclusive, safe, resilient and sustainable.

GOAL 11 TARGETS

There are 10 targets or objectives of goal 11 of the SDGs as enumerated below.

11.1

By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums

11.2

By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons

11.3

By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries

11.4

Strengthen efforts to protect and safeguard the world's cultural and natural heritage

11.5

By 2030, significantly reduce the number of deaths and the number of people affected and substantially decrease the direct economic losses relative to global gross domestic product caused by disasters, including water-related disasters, with a focus on protecting the poor and people in vulnerable situations

11.6

By 2030, reduce the adverse per capita environmental impact of cities, including by paying special attention to air quality and municipal and other waste management

11.7

By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities

11.8

Support positive economic, social and environmental links between urban, peri-urban and rural areas by strengthening national and regional development planning

11.9

By 2020, substantially increase the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015-2030, holistic disaster risk management at all levels

11.10

Support least developed countries, including through financial and technical assistance, in building sustainable and resilient buildings utilizing local materials



Pictorial view of Sustainable cities and human settlements

An appropriate sustainable urban development planning should be a response to the global changes affecting cities, most especially in developing countries like Nigeria. With the emergence of the SDGs, we have another opportunity as a nation to critically assess the existing urban management policies and strategies, with a view to making cities and human settlement inclusive, safe, resilient and sustainable (in development, management and value). Three important elements that affect Sustainable Development; economic, environmental, social/ cultural. These elements are required for any country to live a quality life.

This policy (SDG) contains coherent and collective vision which seeks to eliminate human deprivation worldwide by the year 2030 and also to create an environment that will meet the immediate needs of the present generation and the continuum generations to come. It also provides a frame work to monitored progressive achievements of the vision.

Increase in human activities which are as a result of current trend in population growth, change in human lifestyle, Urbanization and economic growth are compounding pressure on the natural environment and its resources. The ramification of the aforementioned factors on the natural environment can be envisage at the global, national and local levels and this leads to the scarcity of natural resources such as water, developable land at the national and local levels.

3.1 Principles of Sustainable Development in Land Use Development

- Respect and care for community life
- Improving quality of human life
- Focus on conserving the ecosystem
- Minimizing depletion of non-renewable resources
- Works within the carrying capacity of the earth
- Change in personal attitude and practices
- Community involvement
- National integration
- Crave global alliance

3.2 Requirements for Sustainable Development in Land Use Development

- A Political system
- Economic System
- Social System
- Production System
- Technological System



- International System
- Administrative System
- Education System

4.0 Issues of Inequalities and Conflicting Uses of Land

These are vital challenges to the achievement of SDGs. Land uses are determined, based on the cost of its acquisition and it also reflects its cost of potential development. This explains why high rise buildings/skyscrapers are found in the cities. A land bought at a very high cost will be put into an intensive uses so as to recoup its initial cost of purchase. When a land developer with such a motive owns a land, his/her intention would be towards achieving or securing optimum returns without taking into account the ramification of the development on the environment or whether or not if such development is sustainable. Examples of negative externalities which could arise out of private land use include: pollution and conflicting land uses which infringe on land rights of others (Muinde, 2013).

Also, there are competing uses for developable land and the use which a land is finally put into based on that which has the highest and best use, without talking into account whether such use is sustainable in nature and its effects.

5.0 Roles of Estate Surveyors and Valuers in Land Use Development.

Estate surveyors and valuers are engaged by land users to control, monitor and supervise development activities on land. The Estate Surveyors and Valuers are employed and involved in the whole phases of the development on land.

The Estate Surveyors and Valuers having possessed a robust intellectual warehouse in land management, could therefore be imperative elements in achieving sustainable development because of their long-term involvement in development on land.

Mensah and Castro (2004) stressed that, sustainable indicators are attempts to respect the economy, society and environment of the community as whole system. The redefined concept is of the community as a whole system made up of three concentric circles: the economy is found within society, and both the economy and society exist within the environment. For the Estate Surveyors and Valuers to achieve this, they must ensure the economic balancing of land uses which is supposed to be the core area of his profession. When there is economic balancing of land use activities such as residential, commercial, industrial among others, the environment and society will be liveable, habitable, comfortable, sustainable and conducive for survival of the people thus enhancing the economy. This point is further collaborated in the words of a learned author that virtually every form of investment or development by government and private entities is dependent upon land in one way or another and it is now generally accepted that poor land administration can impede economic development and social welfare (Otubu, 2007).

In any particular urban setting, the development control laws and the effectiveness of the agencies that enforce them influence the rate of housing supply while arguments have been advanced for imaginative, flexible and well-coordinated application of relevant building and planning standards particularly, for low income housing (Ikejiolor, 1998). In this context, the Estate Surveyors and Valuers are to advise on the essential requirements of structural soundness, safety and hygiene for approval of buildings for all levels of housing: low income, medium income and high income, for sustainable land use development.

Estate Surveyors and Valuers are therefore strategically positioned to perform the following specific roles in land use development.

- Citizen engagement
- Accountability
- Policy reform

- Performance measurement
- Project financing
- Infrastructural development and maintenance
- Housing development and investment
- Land administration
- Valuation of land and landed properties
- Feasibility and viability appraisals of planned development projects
- Advise on property rights acquisition and transfers
- Building maintenance management
- Project analysis and surveying
- Property management and development
- Infrastructure and facility management
- Land use planning and analysis
- Construction project management
- Project Finance procurement & management
- Environmental impact survey, analysis and valuation
- Property inventory and audit
- Investment appraisal
- Asset management
- Land dispute arbitrators
- Professional and property consultant
- Compensation
- Knowledge acquisition and transfer
- Marketing and allocation of plots of land or completed accommodation
- SWOT Analysis
- Preparation of business plan
- Insurance Practice
- Land use policy
- Transportation
- Urban Regenerationss
- Legal documentation.
- Monitoring and Evaluation
- Data gathering, assembly and analysis
- Focus group discussion
- PESTEL Analysis

11 Conclusion and Recommendations

Cities in the world are currently confronted with litany of challenges and problems including rapid urbanisation; climate change; environmental pollution and degradation; resource depletion; unsustainable nature of urban form; social injustice; spatial segregation; inequitable distribution of resources and services; unemployment; poverty; traffic congestion; and urban sprawl and fragmentation (Baffour Awuah et al., 2014). To deal with the gamut of challenges in a developing economy like Nigeria, the role of Estate Surveyors and Valuers have to do with controlling, direction, monitoring and supervision of

interest in land suffice and apposite.

The Government could operate a system where by all registered professional Estate Surveyors and Valuers would be charged with the responsibility of achieving sustainable land use consumption and production when exercising their professional duties. Estate surveyors and valuers could therefore be empowered to submit a development plan to ensure and measure its degree of conformity within the purview of the land use development policies in existence. In order to establish a system like this, all land users will therefore be instructed and advised to execute any form of human development on land through a professional surveyors and valuers who will be responsible to present a development account at different stages of the project. Also, this will create an avenue for income generation for the Registered Estate

Surveyors and Valuers in practice and also increases the government tax coffers. Also, there is a need to integrate the knowledge of other departments/field of studies in the built environment and beyond as their harmonization will enhance, promote and bring about effectiveness of the outcome to be achieved towards land use development vis-a-vis United Nations Sustainable Development Goals. There is need for Estate Surveyors and Valuers to expand their knowledge base and to throw themselves into the emerging and robust practice within the built environment, with a view to making them more relevant in land use development and decisions.

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