Hypothetical Framework for Incorporating Land Administrative Paradigm to Enhance Housing Affordability in Abuja

Ahmed Abdullahi Alhasan, Yakubu Aminu Dodo, Adama Ahmed Abdullahi and Ibrahim Sipan

1Department of Estate management, Federal Polytechnic PMB 01 Nasarawa, Nigeria
2Department of Architecture, Faculty of Built Environment, Universiti Teknologi Malaysia, Skudai 81310, Johor-Bahru, Malaysia
3Registry Department, Federal Polytechnic Nasarawa, Nigeria
4Centre for Real Estate, Faculty of Geo-information & Real Estate, Universiti Teknologi Malaysia, Skudai 81310, Johor-Bahru, Malaysia

ABSTRACT

Background: Housing is a basic necessity to which we should all have access. It is a fundamental product for every human being irrespective of financial standing. It is obvious why the question on housing should be raised. It is also important to note that housing stands as one of man’s greatest needs and is associated with numerous challenges. Objective: To enhance housing Affordability in Abuja a critical literature review and analysis of two existing model; Results: shows how existing land administration system and land administrative paradigm could be combined to enhance housing affordability which incorporate four global drivers of change; Globalisation, Technology, Sustainable development and Micro-economic reform as a benchmark for the entire system Conclusion: The frame work proposed can be used by policy makers and other allied professionals in the built environment in Abuja to enhance housing affordability.

© 2015 IWNEST Publisher All rights reserved


INTRODUCTION

An important government activity of all nation states is building and maintaining a land administration infrastructure. This includes cadastral surveys to identify and subdivide land, land registry systems to support simple land trading (buying, selling, mortgaging, and leasing land) and land information systems to facilitate access to the relevant information increasingly through an internet enabled e-government environment. For most countries a cadastre is at the core of the land administration system (LAS) providing spatial integrity and unique land parcel identification in support of security of tenure and effective land markets. For many cadastral and land administration officials and for much of society, these are the primary, and in many cases the only roles of the cadastre and land administration system. However the potential and role of the cadastre and land administration system has rapidly expanded over the last couple of decades.

Backgrounds to the study:

Housing is a basic necessity to which we should all have access. It is a fundamental product for every human being irrespective of financial standing. According to [1], he theorizes that the hang-ups faced in providing shelter for the people may result in social and economic challenges, and can in turn bring about further huddles in achieving suitable and affordable housing. Housing is not only a basic necessity of life; however it has a profound and universal impact on many aspects of human lives. Housing is the principal setting of personal, family, and community life. Usually, spending in housing is the largest element of most households’ budgets and the influence not only the kind of housing, but also how much households have left for other necessities Stone, [2]. For so many years, Nigeria has been experiencing rapid economic growth especially in major cities of the country, such as Abuja, Lagos and Kano to mention but few. With the fast economic growth, it has cause the rapid development in the real estate market and also increases the migration, size of population, and the level of income [3]. All of these growths have much contributed to housing market and also

Corresponding Author: Dodo Yakubu Aminu Department of Architecture, Faculty of Built Environment, Universiti Teknologi Malaysia 81310 Skudai Johor Malaysia. Tel: +60166486703 E-mail: dyaminu@yahoo.com
increase the demand for housing. Even though, the Government of Nigeria again reviewed the policy in 2004 with the aim of ensuring that every citizen of the country could own at least a decent, safe and healthy housing at a reasonable price.

A. Housing Affordability issues in Nigeria:

Housing affordability as a term elicits the connection between household income and household spending on housing costs [4]. Research has shown that there has been a declining housing affordability in many housing sector in the world, particularly in major cities of many countries which Nigeria was not left out. Though, it has been noticed that many reasons can be adduced for the shortfall in affordable housing [5]. According to [6] housing is arguably the most extensively debated topic in any cosmopolitan nation. Effective Housing therefore has become pre-requisite required to motivate man to reach his potentials and to actualize himself in his environment, and by implication contribute to the growth of global economy [7]. It is obvious why the question on housing should be raised. It is also important to note that housing stands as one of man’s greatest needs and is associated with numerous challenges. A vibrant housing sector becomes a veritable yardstick with which to account for national investment, and to a very large extent prepares society for social and economic development. [7] as it were, said that it is necessary to embrace the components of a dwelling that make for a house.

Fig. 1: Proposed Housing Affordability Framework for Public Servants [8]

B. Land Administrative Paradigm:

Land Management includes all activities associated with the management of land and natural resources that are required to fulfill political objectives and achieve sustainable development. Land Administration Systems (LAS) provide the infrastructure for implementing land policies and land management strategies in support of sustainable development [9] administration polices and models adopted by governments, with an obvious flow on to the private sector. These models and concepts can only be developed with a clear understanding of current land administration issues and trends. By its very nature, land administration focuses on land tenure and cadastral (land parcel related) issues. The land administration perspective includes understanding the changing humankind-land relationship, land tenure issues such as native title, institutional and administrative issues such as the relationship between infrastructures and the business systems they support [10].

Method:

The method used in this paper is through a critical literature review and analysis of two existing models figure one proposed housing affordability framework for public servants [8] figure two understanding the land management paradigm [11] to come up with a new model as shown in figure 3.
RESULT AND DISCUSSIONS

Based on the proposed framework for incorporating land administrative paradigm to enhance housing affordability in Abuja a proposed framework was established which is based on four global drivers of change; Globalisation, Technology, sustainable development and Micro-economic reform as a benchmark for the entire system which are explain below.

Fig. 2: Understanding the land management paradigm [11].

Fig. 3: The proposed hypothetical framework for Incorporating Land Administrative Paradigm and Housing Affordability in Abuja.
**Conclusion:**

This paper conclude by proposing a framework that shows how Existing Land Administration System and Land Administrative Paradigm could be combined come up with a model that can enhance housing affordability which incorporate four global drivers of change; Globalisation, Technology, sustainable development and Micro-economic reform as a benchmark for the entire system.

**ACKNOWLEDGEMENT**

The authors would like to acknowledge and thank Dr. Jibril Danazimi Jibril and Suleiman Aliyu Shika of the Faculty of Geoinformation Science and Engineering, Universiti Teknologi Malaysia, Malaysia for their advice on this paper.

**REFERENCES**