**OVERVIEW OF LAND REGISTRATION**

Land registration generally describes systems by which matters concerning ownership, possession or other rights in land can be recorded to provide evidence of title, facilitate transactions and to prevent unlawful disposal. The information recorded and the protection provided will vary by jurisdiction.

It is important for every land purchaser to understand that having a good title to land goes beyond merely paying money to buy a piece of land from a vendor and signing an “Agreement” expressed as an “Irrevocable Power of Attorney”. A land purchaser is required by law to “perfect” the land transaction to secure his ownership rights to avoid future risks associated with land transactions.

**Why Land registration is necessary/compulsory?**

Registration/Perfection gives an indication that the land is encumbered by you, any subsequent purchaser would be duly notified upon investigating the title at the Lands Registry. Perfection raises a presumption of land ownership in your favour against every other person who lacks a better title.

**How to register your land**

After paying the purchase price of the piece of land and signing relevant paper documents with seller/vendor, it is mandatory by law that you secure title to the land through process of registration at the Surveyor General’s Office, Ilorin. After obtaining a land registration slip, prospective applicants can proceed to obtain Certificate of Occupancy, if so desired.

**Requirements and processing of applications**

1. Land Registration Application Form (Form R2)
2. Three Passport Photographs
3. Agreement with Stamp Duty (original and a copy) or Customary Right of Occupancy Certificate
4. Three copies of Survey Plans
5. Evidence of Age (Birth Certificate or Declaration of Age)
6. Certificate of Incorporation (for Corporate Body only)
7. Attestation letter from neighbouring families (for a family land)

**Processing Stages:**

1. **Record**: Receipt, acknowledgement and documentation of the above requirements as submitted.
2. **Examination:** Submitted items are examined to ensure they are genuine, accurate, consistent and prepare in accordance with relevant laws
3. **Investigation**: Charting of land onto the relevant intelligent sheet(s) for necessary investigations on its proper location with the respect to the survey land and other lans in that locality and to ascertain that the land is vacant and free from the Government or any other registered interest as at the time of the registration.
4. **Site Visit**: To physically inspect the land situation so as to confirm/deny earlier information on the application form, agreement, survey plan and the intelligent sheet.

The outcome of the above processing determines the following:

1. Approval of the Registration
2. Refusal of the Registration
3. Delay of the Registration pending some actions.

**Intention of the land registration:**

The Exercise aims at total elimination of dubious and fraudulent activities in land transaction.

**Advantages of Land Registration:**

1. Total elimination of dubious, fraudulent and illegal multiple transactions on land.
2. Encroachment usually caused by land speculators on Government/Registered Lands would be checked.
3. Value of land would further be enhanced as confidence and certainty would be restored in land transactions generally.
4. It would enhance reliable and efficient land information, record keeping and physical planning. An agreement between two parties today, if not documented (registered) could lead to serious disputes between them or their children tomorrow.
5. Under the land registration exercise, prospective buyers have the opportunity to conduct searches on the land before embarking on the transaction.
6. There will be total elimination of secret deals with its attendant evils since all transactions have to be registered in the Land Registration Office.
7. No transaction can take place without the consent of the registered owner.

*Prepared by:*

**Surv. Mohammed Ibrahim, mnis**

*Kwara State Surveyor General*

*14th August, 2020*