ROLES OF LAND ADMINISTRATION AND PHYSICAL DEVELOPMENT IN KEFFI LOCAL GOVERNMENT AREA, NASARAWA STATE, NIGERIA

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ABSTRACT
This paper examines the roles of land administration and physical development in Keffi Local Government Area, Nasarawa State, Nigeria and attempted tracing if these roles were achieved. It identified the various instruments for land use administration, physical development, management policies, regulatory system and rated effectiveness in the study area. The study affirmed that many of the land administration tools are not effective especially, the Landuse Act of 1978, Urban and Regional Planning Law Decree No: 88 of 1992, an implication of uncoordinated land use management in context of developing world cities and suggests how to improve the present practices. The paper draws on a systematic survey of land use mechanisms and activities, departments and agencies of government responsible for land administration and physical development as well as individual, community involved in land use activities including land owners in the study area. The paper revealed that land administration in the study area has not been unanimously concerned with the granting of statutory right of occupancy and approval of plans to use land for a particular purposes, without adequate monitoring of its outcomes. It also shows that land management and control tools are either not available or weakly implemented, disjointed and uncoordinated since several organizations and agencies are involved without approval or an overall land use plan within which effective land use management can be undertaken. The study concludes that until and unless land administration and physical planning authority are actively enforced. It suggests a reorganization of land administration, urban land use planning and physical development machinery in the area and institutionalization of Local Planning Authority. The study also recommended that land administration and physical development should be supported by government, community, corporate organization and individual to achieve their roles.

Keywords: Role, Land, Administration, Physical, Planning, Development