

Securing Land Title/Ownership Rights: A Survey of the level of Compliance with Land Registration in Akwa Ibom State, Nigeria

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Abstract

This study aimed at assessing the level of compliance with land registration with a view to determining the extent of securing landed properties in Akwa Ibom State. Information regarding the procedures of land registration and issuance of Certificates of Occupancy were obtained through structured interviews and discussions with the Director, Lands Directorate, Ministry of Lands and Town Planning, Uyo. The data on land parcels surveyed and Certificates of Occupancy issued to respective applicants were obtained after a critical assessment of the public register where all interests in landed properties were recorded at the office of Akwa Ibom State Surveyor-General and Lands Directorate, Ministry of Lands and Town planning respectively. A comparative analysis of the data amongst the three senatorial districts in the State was done with the Analysis of Variance - one way classification (ANOVA). However, records revealed that a total number of 33,100 parcels of land were surveyed between 2000 and 2009 in the State. Of this number, only 1,933 parcels representing six (6) percent were completely registered and Certificates of Occupancy issued. The ANOVA result revealed a landmark variation in the distribution of these title documents across the three Senatorial Districts in the State. In conclusion, and based on available records, the level of compliance with land registration in Akwa Ibom State was far below expectation. By implication, securing landed properties, enhancing effective land markets and accessing credits for business developments could be undermined in the State. However, with the possibilities offered in the information technology (IT) in recent times, the development of a dependable and more automated land information management system where data storage, processing, and retrieval could be facilitated is highly recommended in the State.

Keywords: Land Policy and Administration, Land registration, and Certificates of Occupancy.

1. Introduction

Globally, the growth in population and the advancement in economic activities have brought about competitive demand for land resource development for various uses including agriculture, industrialisation, housing and urban development (Johnson, 2013). These development indices are mostly driven by functional land acquisition frameworks - inheritance, land markets, transfers, or lease. This has culminated in land fragmentation especially in the third world countries where land related policies are loosely applied. Such fragmentation of parcels of land results in competition for land, land disputes, social tension in many third world countries. According to Bizoza & Havugimana (2013), this fragmentation is partly explained by the nature of land property rights. However, such property rights are to be registered with appropriate authorities in line with the national policy on land. In an earlier work, ADB (2007) remarked that such policy seeks to promote economic development, social justice, equity, and political stability.

In Nigeria, the national land policy stipulates that all land in the territory of each State of the federation are vested in the Military Governor (now State Governor) of that State and that such land shall be held in trust and administered for the use and common benefits of all Nigerians (Land Use Act of 1978). Within the context of the national land policy, Section 5(1) empowers the Governor to grant statutory rights of occupancy to any person for all purposes and Section 9(1) has it that it shall be lawful for the Governor when granting a statutory right of occupancy to any person; to issue a certificate of occupancy under his hand in evidence of such rights of occupancy if such application is made. Consequently, at the point of issuing Certificates of Occupancy that land registration becomes necessary as a condition to ensure security of individual land rights in a particular way. Securing land title/ownership rights in any jurisdiction is quite obvious and necessary as failure is at the risk of the land user. This therefore brought land registration into existence in Nigeria. Land registration is the process of recording all interests in land with regards to ownership, location, value, size, land use, and usually buildings or structures thereon in a public register (Feder, 1987).

Observations indicate that there has been expansion in economic activities within the shores of Akwa Ibom State in Nigeria since the State creation in 1987. This has brought about a corresponding increase in land resource

development at all levels especially in the urban areas. The pace of urban expansion and consequent growth of the adjoining centres necessitate the conversion of rural lands into urban land uses. Most of these rural lands are on the peripheries of the cities and towns whose title holders are mostly individual(s), families, and communities in fragmented lots or parcels (Udoh, 2010). In line with the provisions of the Land Use Act of 1978, the proliferation of individual interests in land development and the emerging trend in land tenure arrangements have suggested the need for an efficient and effective land registration machinery and timely issuance of Certificates of Occupancy for the purpose of securing title/ownership rights to the affected landed properties.

In recent times, several studies relative to land registration (Nicholas, 1993; Ezigbalike, 1996; Alhassan & Manuh, 2005, Nuhu, 2009 & Johnson, 2013) continue to emerge focusing on providing deep insights about effective land management; identifying in-depth problems associated with land registration and possible efforts to make the process more effective and affordable for every individual in time and space. Land use and land use change are important indicators within urban planning and have a considerable impact on urban sustainability (Hakkinen, T. et al, 2013). Therefore, having detailed information regarding land title/ownership rights and land use could make land use and urban planning very effective and simple. This is the root of discord within the geographical landscape of Akwa Ibom State, and to a greater extent, knowledge of the extent of security to landed properties and how they vary across the administrative units is continually impaired. Information on land uses and ownership rights are hardly accessible by the public and other land information users in the State. This development could be very detrimental to effective land use planning and administration in the State.

In an effort to bridge this knowledge gap and optimise one's understanding of the level of securing landed properties in the State, a fair knowledge of the level of compliance with land registration over the years is quite necessary. Obviously, this holistic approach is believed to be very sensitive and realistic to provide an avenue for ensuring effective land use planning, curbing incessant land related disputes, increase collateral values for land, and enhances credit accessibility for private participation in the development of the State's economy. Consequently, the aim of this study is to assess the level of compliance with land registration and spatio-temporal variations across the administrative units in Akwa Ibom State, Nigeria.

1.1 The Study Area

Akwa Ibom State is located in the south eastern part of Nigeria with a landmass of approximately 8,421 Square Kilometers. Apart from the Northern extreme of Obotme and the north eastern parts around Itu, Itam, Ibiono and Ini where the land is intensely dissected into broken valleys and ridge terrain, the State is mostly characterised by an undulating plain land of coastal sandy formations (Usoro, 2010). The land rises steadily northwards from the seashore of Ikot Abasi, and Eket to about 150 meters above sea level at Obotme in Ikono Local Government Area. The Qua Iboe River, Cross River, Imo River, and their tributaries constitute the major drainage systems of the area which drain the entire State with enormous surface water resources for diverse uses (Note 1). On the geological perspective, the area is underlain by sedimentary formations of late tertiary and Holocene ages (Usoro, 2010). Based on its geographical location and the effects of the Maritime and Continental Tropical Air Masses, Akwa Ibom State is characterised by two seasons, the wet, and the dry seasons. In the South, the wet or rainy season lasts for about eight months but towards the far north, it is slightly less. The rainy season begins about March-April and lasts till mid November. The dry season begins in mid November and ends in March. Annual total rainfall varies from 4,000 millimeters along the coast to about 2,000 millimeters inland. Akwa Ibom State belongs to the humid tropical forest zone of the southern Nigeria. The natural vegetation results from the interaction of climate, humidity/rainfall, and soils (Oyenuga, 1967; Iloeye, 2001; Aregheore, 2005 and Ituen, 2010). In line with the favourable climatic conditions, the State has continued to remain a very conducive environment for human habitation over the century. According to the 2006 census report, Akwa Ibom State recorded a total of 3,920,208 headcounts. However, the projected population for 2010 stood at 4,280,820. On account of the prolonged human occupation and natural resource exploitation, the forest cover has largely been removed, modified, and converted in line with needs, aspiration, and socio-economic realities of the inhabitants (Ituen, 2010).

Being one of the federating units in Nigeria, the national land policy and administration – the Land Use Act of 1978 is the major regulation applicable in the State. The policy embodies those legal rights and contractual or customary arrangements whereby people in farming and other economic activities gain access to productive opportunities in the land through rights, duties, liberties, and exposures.

In spite of this policy framework, there are indications that land still belongs to individuals, families, and communities in the State. Parcels of land continue to pass from members to other members of the same family. Land holding can only get to another family when it is sold "outright" and this type of sale must be agreed upon by other members of the family. It is worthy to note that land holdings continue to pass through generations in

the same family and within the community. By and large, two main land tenure systems are discernible in Akwa Ibom State and is also applicable to other parts of the country. They include Statutory and Customary land tenure systems. Under statutory land tenure, both occupied and unoccupied lands are brought under the control and subject to the disposition of the government (land Use Act, 1978). With the customary land tenure, land is owned and held by families, communities, and lineage groups. Management of such lands is vested in the family heads and Chiefs in respect of family lands and communal lands respectively. The family heads and the chiefs manage these lands as trustees since they cannot transact any business on the parcels of land without the concurrence/approval of other principal members of the families, communities, and lineage groups. In recent times, the growth in the market economy in Nigeria has brought about full commercialisation of lands. Individuals have consequently indicated or acquired various interests/rights in land development. With much regard to the unified land policy in Nigeria, such landed properties must be fully documented, registered and issued with Certificates of Occupancy by the governor to ensure title/ownership rights for the purpose of securing title rights to the affected land (land Use Act, 1978).

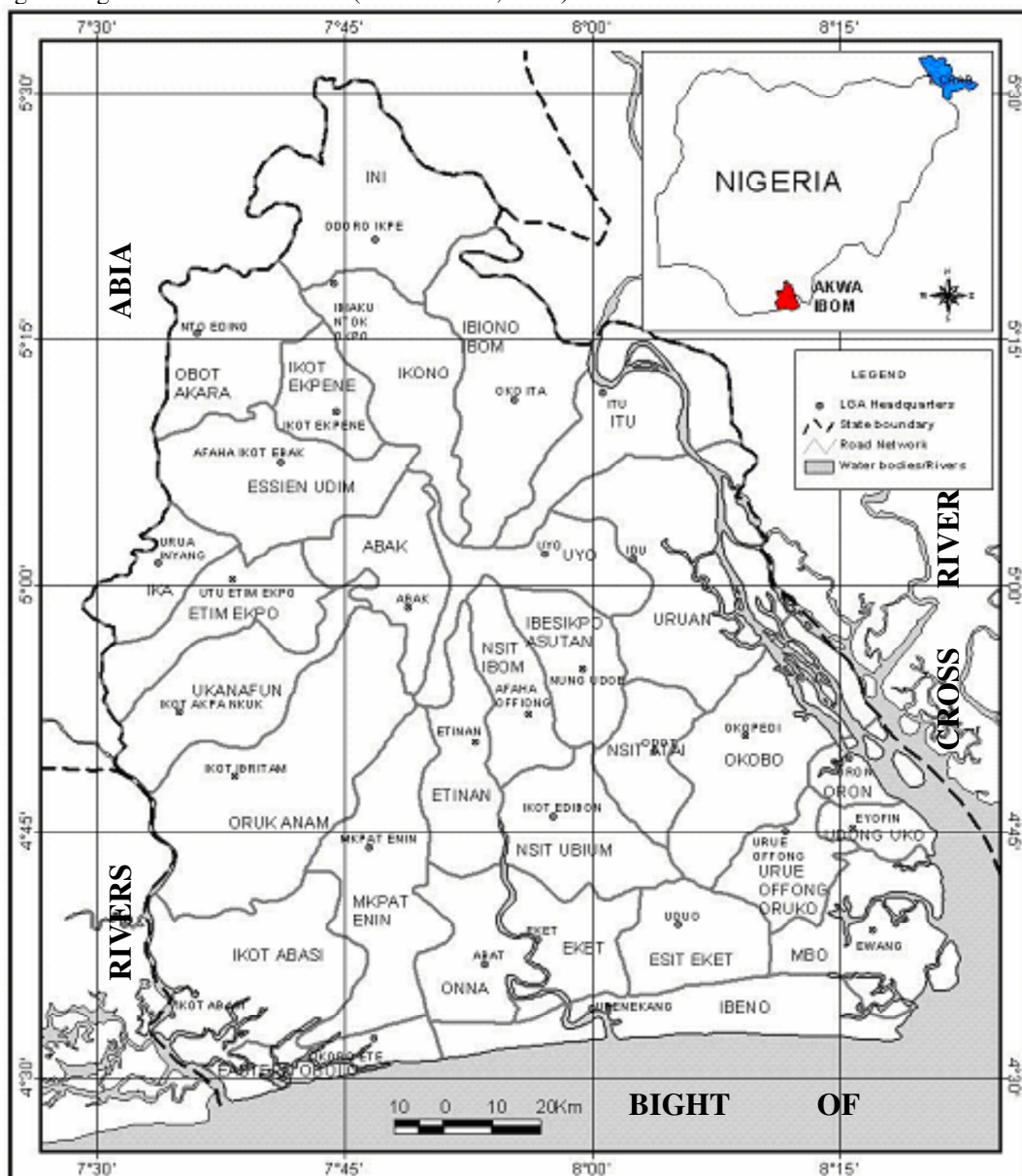


Figure 1: Location of Akwa Ibom State in Nigeria

This is the spatial representation of the study area (Akwa Ibom State) in Nigeria. The State is located on the south-south geopolitical zone of Nigeria.

2. Materials and Methods

In order to achieve the aim of this study, the data set required for the conduct of the study was streamlined and specifically focused on the procedures of land registration and issuance of Certificates of Occupancy in the State, the number of land parcels surveyed, and the number of Certificates of Occupancy issued within the period of ten years ranging between 2000 and 2009. This period was chosen principally on grounds of data availability.

The data set on the procedures of land registration and issuance of Certificates of Occupancy were obtained from interactions with staff and the Director of Lands at the Ministry through scheduled (on appointments) and several unscheduled visits to the Ministry of Lands and Town Planning, Uyo. Further discussions and structured interviews with major stakeholders including land surveyors, legal practitioners, and land owners/household heads were also deployed in an attempt to gain deep understanding about the processes and procedures of land registration in the State.

The data sets on the number of land parcels surveyed and Certificates of Occupancy issued between 2000 and 2009 were obtained from the official registers that recorded all public interests in land. The public register was accessed at the office of Akwa Ibom State Surveyor-General and Ministry of Lands and Town Planning, following an approval on official applications to the State's Surveyor-General and Honourable Commissioner for Lands and Town Planning respectively. In the course of retrieving, collating, and arranging the needed data at the Ministry of Lands and Town Planning, it was gathered that a number of applications for issuance of Certificates of Occupancy was still pending at the office of the State Governor whose approval for the endorsement of Certificates of Occupancy was yet to be given. As such, this set of the title documents were not considered in this study. To assess the degree of variability in land registration across the Senatorial Districts in the study area, the 31 local governments Areas were clustered in line with the three Senatorial Districts of Uyo, Ikot Ekpene, and Eket. This was to make it easier for data presentation and analysis as shown in Figure 3. In a comparative study, analysis of variance technique was employed to assess the extent of spatial variability in the distribution of land title/ownership rights across the three Senatorial Districts in the State.

3. Results

3.1 The Level of Compliance with Land Registration

The level of compliance with land registration in Akwa Ibom State is clearly shown in the yearly distribution of land registration observed within the period of ten years, from 2000 to 2009 as represented in Figure 2, Note 2. From the figure, there is a steady rise in the number of land parcels surveyed from 2000 to 2009. But then, issuance of Certificates of Occupancy does not show a rising pattern in conformity with the number of land parcels surveyed, it follows a fluctuating pattern beginning from the year 2000 and reached the peak in 2004 from where a steady decline occurred approaching zero level in 2009 when not even a single title document was issued in the State. In general terms, available records from the office of the State's Surveyor-General indicate that a total of 33,100 parcels of land were surveyed within the period of this investigation. The high number of land parcels surveyed is actually a clear indication of the recent growth in political, social, and economic development which eventually led to the increasing rate of people acquiring interests in land ownership and development in the State. However, out of this number of land parcels surveyed, records also reveal that only 1,933 parcels representing six (6) percent were completely registered and duly issued with Certificates of Occupancy. The remaining 94 percent represent the number of Certificates of Occupancy yet to be processed and /or issued with the Certificates of Occupancy (Figure 2).

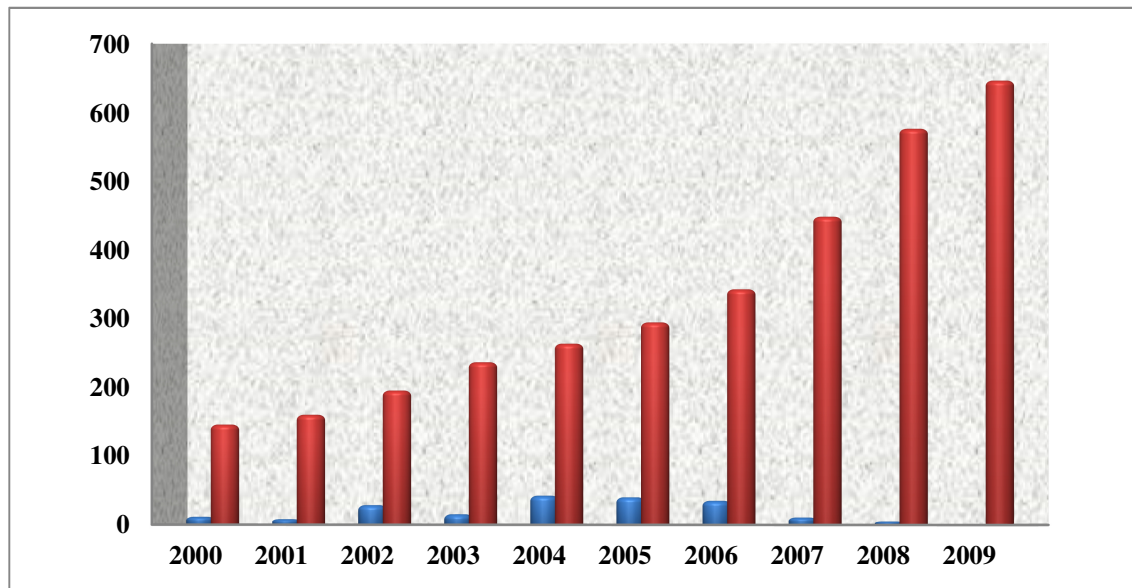


Figure 2: Yearly distribution of land registration in Akwa Ibom State

- Number of land parcels surveyed in the State
- Number of Certificates of Occupancy issued in the State

Figure 2 is a bar chart representing the yearly distribution of land registration beginning from 2000 to 2009 in Akwa Ibom State. The brown bars indicate the number of land parcels surveyed while the blue bars indicate the number of Certificates of Occupancy issued within the period under investigation. It is clearly depicted from the chart that the number of land parcels surveyed keeps on increasing on yearly basis but the number of Certificates of Occupancy issued continues to fluctuate, thus, portraying a slow and inconsistent attitude in the issuance Certificates of Occupancy in Akwa Ibom State. Within the period of this investigation, it is discovered that only six percent of the applications was completely processed and issued with Certificates of Occupancy. This is a clear indication that, generally, there are avoidable delays in the procession and issuance of Certificates of Occupancy in the State. From the result, the delay in land registration arises from the administrative procedures and not primarily from the applicants, with this development, the will, and moral justification to strictly apply related policies in an event of conflict of interest may be seriously hampered. This is partly where the Land Use Act of 1978 and other policies have failed. In terms of securing credit facilities for development/investment with landed properties as collateral, the chances of the applicants may be seriously hampered and frustrated by such delays.

3.2 Variation in Land Registration across the Senatorial Districts in Akwa Ibom State

The variation of land registration across the Senatorial Districts of Akwa Ibom State within the ten-year period (2000 to 2009) is duly represented in a pie chart. The pie chart represents the number of Certificates of Occupancy distributed and the variability in the level of compliance with land registration in the Senatorial Districts of Uyo, Ikot Ekpene and Eket in Akwa Ibom State. From the result of the study, a total of 1,933 parcels of land were completely registered and issued with Certificates of Occupancy. A percentage analysis of this data reveals that Uyo, Ikot Ekpene and Eket Senatorial Districts recorded 71%, 19% and 10% respectively (Figure 3).

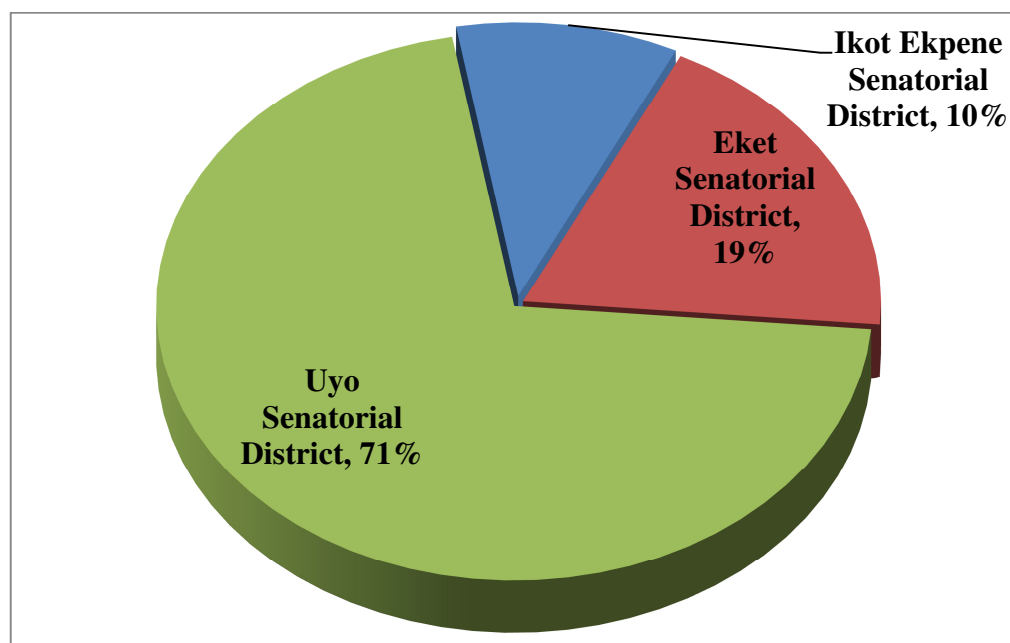


Figure 3: Variation in land registration in the Senatorial Districts

However, there is a high concentration of matters relating to land acquisition, transfers, and possible development in Uyo Senatorial District. The intensive land use activities in Uyo is relatively attributed to a number of factors including the fact that Uyo is the administrative center of Akwa Ibom State government, the high concentration of commercial, educational, and religious activities which in turn attract the influx of people into the area are also considered. As the population continues to increase, the tendency for housing needs also increase. Thus every person/business/corporate body strives to locate operational base in the city thus, leading to increased interest and competitive demand in land registration and subsequent development in the study area.

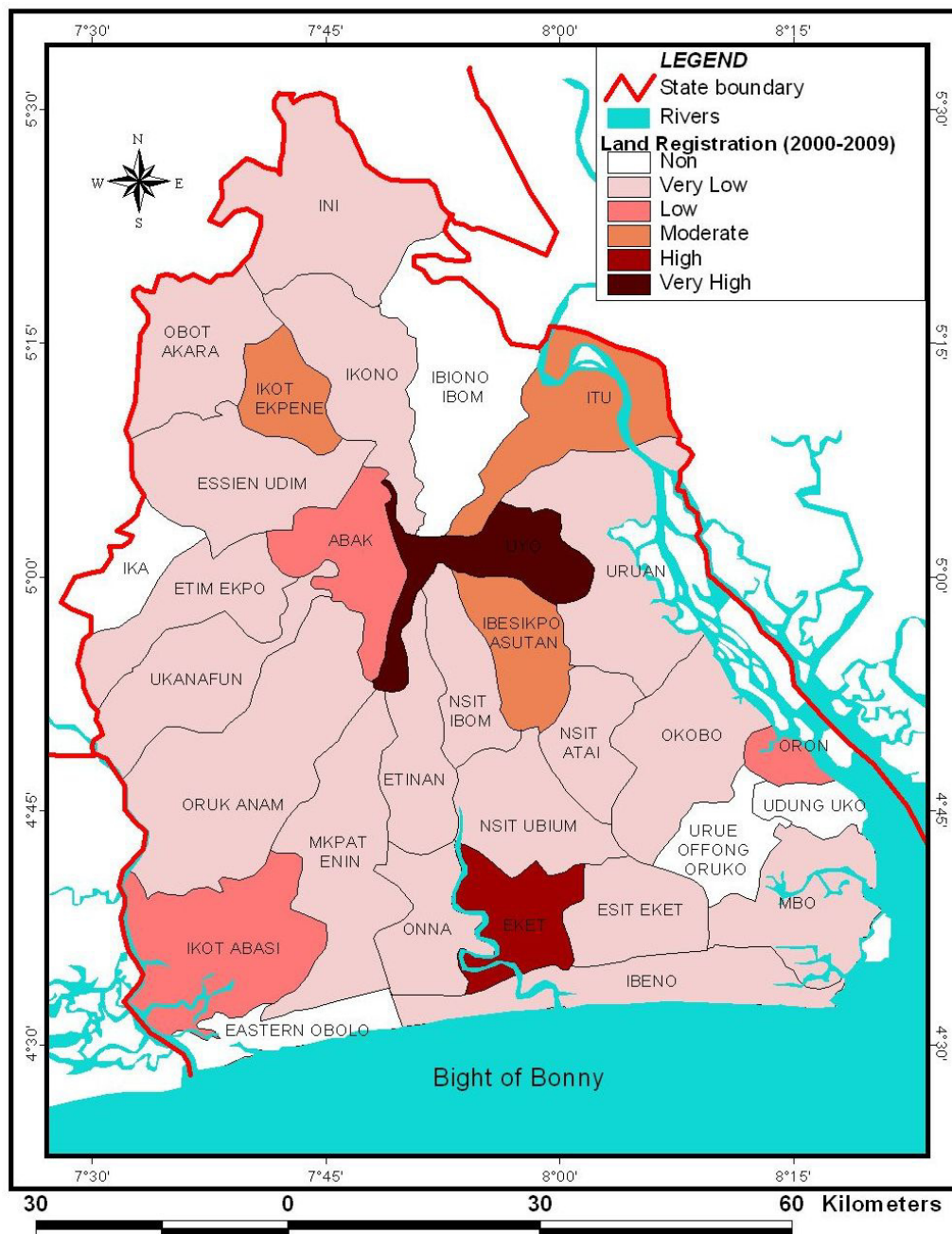


Figure 4: Spatial Representation of Land Registration in Akwa Ibom State

4. Discussion of Findings

The main aim of this study was to assess the level of compliance and variation in land registration in Akwa Ibom State. Findings from the study reveal that, a greater number of land parcels were surveyed across the 31 administrative units in Akwa Ibom State between 2000 and 2009. The trend of land parcels surveyed shows a continuous increase from 1,461 in 2000 to 33,100 in 2009 as shown in Figure 2. This is a reflection of the ever-growing interests in land resource development which results from the recent political and economic upsurge in Akwa Ibom State (Johnson, 2013). Upon this high number of land parcels surveyed however, records indicate that Certificates of Occupancy issued to respective applicants within the period of this investigation continue to fluctuate. Specifically, the number of Certificates of Occupancy issued to respective applicants rose from 111 in 2000 to 419 in 2004. From here, a steady decline in the number of Certificates of Occupancy issued was

recorded till it reached zero level in 2009. During data collection for this study, it was gathered that many applications for issuance of Certificates of Occupancy were still pending at office of the State Governor whose approval and subsequent endorsement of C of Os was still awaited. This finding therefore, corroborates with World Bank (1986) report that land registration in most African societies is marred with unending difficulties. It is worth mentioning here that, this is one of the underlying issues that affect effective implementation of land administration and related policies in Akwa Ibom State and even the entire country. The idea is that, since the administration is very slow, the policy enforcement agents in turn lack the capacity and moral justification to apply the rules. This therefore opens an avenue or a free passage for land users to hide under such official delays to develop landed properties with little or no lawful apprehension. The delay also culminates in land uses and development even before the C of O is being issued. This is the single most important reason for the haphazard development in the State especially obvious in the capital city and the peripheries. Most often, one finds factories, industries etc. located in unapproved locations or within the residential areas. This therefore calls for a reassessment of the process.

In generally terms, the level of compliance with land registration is relatively poor in Akwa Ibom State and by implication; security of title rights to landed properties in the State is however, poorly guaranteed. To a greater extent, the scenario suggests a negative impact on effective land use decisions as well as the general economic development in the State in line with an earlier submission by Williamson & Grant (1994). From the standpoint that land title documents are very instrumental to ensuring access to credit facilities (capital) from financial institutions to either support existing businesses or develop new business opportunities, indications are that all efforts at securing credits may be in total jeopardy and as such, potential business investors and private participation in the development of the state's economy is poorly guaranteed.

The distribution of land title documents across the 31 administrative units in Akwa Ibom State was also of interest in the conduct of this investigation. This therefore formed the basis for which the degree of variation in land registration among the Local Government Areas of the state needed to be determined. However, available data were analysed and grouped under Uyo, Ikot Ekpene and Eket Senatorial Districts. Of the 1,933 copies of Certificates of Occupancy issued between 2000 and 2009 1,370 were distributed in Uyo, 369 in Eket while 194 were distributed in Ikot Ekpene Senatorial Districts. The result of Analysis of Variance (ANOVA) shows the calculated value of 9.15 and the table value of 3.49 thus, rejecting the null hypothesis at 0.05 level of significance. This implies that there is a significant variation in land registration across the Senatorial Districts in Akwa Ibom State. Convincingly, there is a high concentration of land registration in Uyo, Eket, Itu, Ikot Ekpene and Ibesikpo Asutan Local Government Areas suggesting increase in land use activities as a result of economic and political developments in these areas. This information is also presented spatially to indicate the local government areas with very high, high, moderate, low, very low, or no records of Certificates of Occupancy distributed across the State (Please see Note 4). This finding corroborates the findings of Eric and Helmut (2007) that land use decision is known to be driven by some economic, cultural, political, and environmental factors.

5. Conclusions

Based on the findings of this study, it is however concluded that; the level of compliance with land registration in Akwa Ibom State is generally poor. The ever growing interest in land resource development that results from the recent economic upsurge in the state is not firmly backed up with timely and complete land title/ownership rights. The landmark variation between the number of land parcels surveyed and the number of Certificates of Occupancy issued to respective applicants is an indication of poor implementation of the national land policy and administration in the state. On the whole, securing land title and ownership rights in Akwa Ibom State based on the present scenario could be very deceptive and misleading.

The high concentration of land registration and distribution of Certificates of Occupancy in Uyo, Eket, Itu, Ikot Ekpene and Ibesikpo Asutan Local Government Areas arguably results from high economic and political developments in these areas. However, LGA_s with very low level of land registration indicate the fact that those areas are less attractive to land-related investments and development. Basic infrastructures are however needed in these areas to induce transformational development which will help to decongest the capital city and bring about even development in the state.

6. Recommendations

Based on the findings, the study strongly recommended that the Land Use Act (1978) be reviewed in order that the excessive powers vested in the hands of the State Governors are reduced to make room for easy and timely land transfers and subsequent registration. At worst, there could be a delegated authority to fast track this process. It is also recommended that the Government of Akwa Ibom State should develop land registration

blueprint to guide individual land owners on the procedures of land registration in the state as the present procedure is not clear enough. This now introduces middle men into the system, thus increasing the cost of land registration. This invariably feeds back to impact on the process negatively, thus contributing to unnecessary delays. It is also recommended that intensive public awareness campaign be embarked upon to educate Akwa Ibom people on the need and benefits to register private lands and obtain Certificates of Occupancy. With the possibilities offered in the information technology (IT) in recent times, the development of a dependable and a more automated land information management system where data storage, processing, and retrieval could be facilitated is highly recommended in the State.

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APPENDIX I

Statistics of land Parcels Surveyed in Akwa Ibom State

L.G. Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total	%
Abak	9	4	2	7	9	11	17	38	49	62	208	0.63
East. Obolo	0	0	0	1	3	4	2	9	11	7	37	0.11
Eket	83	88	97	121	127	163	261	284	321	384	1,929	5.83
Esit Eket	0	0	0	1	2	1	3	7	11	9	34	0.10
EssienUdim	0	3	2	3	6	9	17	48	76	83	247	0.75
Etim Ekpo	0	0	0	0	0	2	0	3	4	9	18	0.05
Etinan	16	23	18	78	83	92	108	119	136	176	849	2.56
Ibeno	2	4	8	2	4	6	18	13	23	27	107	0.32
Ibes Asutan	126	136	139	148	162	298	428	782	1,436	1,688	5,343	16.14
Ibiono Ibom	2	2	2	4	16	19	24	28	43	39	179	0.54
Ika	0	0	1	2	1	1	4	2	6	4	21	0.06
Ikono	0	0	2	1	4	2	4	9	11	17	50	0.15
Ikot Abasi	2	5	7	14	17	21	38	34	37	33	208	0.63
Ikot Ekpene	3	4	6	13	26	16	82	97	176	204	627	1.89
Ini	0	0	1	0	0	0	2	6	4	3	16	0.04
Itu	163	216	338	568	706	748	801	821	903	1,228	6,492	19.61
Mbo	0	0	0	1	2	1	2	9	13	18	46	0.14
Mkpat Enin	1	1	3	6	8	13	9	16	12	27	96	0.29
Nsit Atai	0	0	1	2	6	7	11	18	21	13	79	0.24
Nsit Ibom	4	2	8	11	19	21	27	25	18	20	155	0.47
Nsit Ubiun	2	4	7	4	11	17	21	24	21	34	145	0.44
Obot Akara	0	1	0	3	2	4	9	26	43	98	186	0.56
Okobo	0	0	0	2	1	2	6	4	2	3	20	0.06
Onna	0	0	0	0	1	3	6	12	9	11	42	0.13
Oron	3	7	13	11	27	31	37	21	41	53	244	0.74
Oruk Anam	0	0	0	1	3	1	7	4	8	11	35	0.11
Udung Uko	0	0	0	0	1	1	1	0	3	0	6	0.02
Ukanafun	0	0	0	0	1	3	4	2	7	5	22	0.07
Uruan	3	7	9	13	16	37	41	148	201	218	693	2.09
Urue. Ofong	0	0	4	0	3	6	4	8	4	2	31	0.09
Uyo	1,042	1,096	1,286	1,346	1,365	1,412	1,432	1,864	2,116	1,976	14,935	45.12
Total	1,461	1,603	1,954	2,363	2,632	2,952	3,426	4,481	5,766	6,462	33,100	100.00

Source: Office of Surveyor General, Uyo. Akwa Ibom State

APPENDIX II

Statistics of Cert. of Occupancy Issued in Akwa Ibom State (2000–2009)

S/N	L.G. Area	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total	%
1	Abak	0	2	8	4	11	14	9	1	0	0	49	2.53
2	East. Obolo	0	0	0	0	0	0	0	0	0	0	0	0.00
3	Eket	41	11	61	16	40	41	26	6	1	0	243	12.57
4	Esit Eket	0	0	0	0	0	0	0	1	0	0	1	0.05
5	Essien Udim	0	1	0	1	1	0	2	0	0	0	5	0.26
6	Etim Ekpo	0	1	0	0	0	0	0	0	0	0	1	0.05
7	Etinan	11	1	8	3	4	5	2	0	0	0	34	1.76
8	Ibeno	1	2	1	1	4	0	0	0	0	0	9	0.47
9	Ibes Asutan	9	4	13	2	15	25	33	7	0	0	108	5.59
10	Ibiono Ibom	0	0	0	0	0	0	0	0	0	0	0	0.00
11	Ika	0	0	0	0	0	0	0	0	0	0	0	0.00
12	Ikono	0	0	0	0	1	0	0	1	0	0	2	0.10
13	Ikot Abasi	9	2	9	0	16	4	8	1	1	0	50	2.59
14	Ikot Ekpene	18	7	14	19	23	19	13	4	2	0	119	6.16
15	Ini	0	0	0	0	0	0	1	0	0	0	1	0.05
16	Itu	0	2	17	9	61	28	25	9	1	0	152	7.86
17	Mbo	0	0	1	0	0	0	2	0	0	0	3	0.16
18	Mkpat Enin	0	0	2	2	1	0	1	0	1	0	7	0.36
19	Nsit Atai	0	0	0	0	1	1	1	1	0	0	4	0.21
20	Nsit Ibom	1	1	6	2	1	3	4	1	0	0	19	0.98
21	Nsit Ubium	0	0	2	0	3	0	0	0	0	0	5	0.26
22	Obot Akara	0	0	1	0	0	1	0	0	0	0	2	0.10
23	Okobo	2	1	0	0	0	0	0	0	0	0	3	0.16
24	Onna	0	0	2	1	1	2	1	0	0	0	7	0.36
25	Oron	2	1	12	3	18	8	1	0	1	0	46	2.38
26	Oruk Anam	0	1	1	1	4	1	1	0	2	0	11	0.57
27	Udung Uko	0	0	0	0	0	0	0	0	0	0	0	0.00
28	Ukanafun	0	0	0	0	1	0	3	0	0	0	4	0.21
29	Uruan	2	1	0	0	2	1	1	0	0	0	7	0.36
30	Uyo	15	39	124	86	211	243	212	72	39	0	1,041	53.85
31	Urue. Ofong	0	0	0	0	0	0	0	0	0	0	0	0.00
	Total	111	77	282	150	419	396	346	104	48	0	1,933	100.00
	Averages	3.5	2.4	9.1	4.8	13.5	12.7	11.1	3.3	1.5	0.0	62.3	