



An overview of layout survey implementation in Ekiti state Nigeria: The roles of professional surveyors

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Abstract

Layout implementation is urban design processes which have multidisciplinary process of shaping the physical setting for life in cities, towns and villages. Aribigbola (2008) observed that land use management in Ado-Ekiti has been wholly concerned with the granting of statutory right of occupancy and approval of plans to use land for different purposes, without adequate monitoring of its outcomes. Land belonging to families has been observed to be distributed in sales to make quick monetary gains without considerations for systematic development. The aim of this paper is to discuss how layout survey is carried out in Ekiti State. It outlines the implications of current practices in the state and suggests the ways forward. The study engaged the use of 21 copies of questionnaire and focused interviews to obtain its data. Simple percentage was used in analyzing data obtained from the questionnaire administered. It was discovered that about 42% of the layouts are designed by Surveyors who are not trained in this area. This is a serious issue whereby you see professionals taking up the responsibilities of other professionals. Large scale scattered development in the sub-urban areas along Ikere road, Ikare road and Afao road, are uncoordinated land development, that result to problem of erosion especially during heavy rainfall within the city, which are the implications of the current practice. There should be establishment of well-defined design objectives and guidelines to ensure that the members of the multi-disciplinary design team (including surveyors) are aware of the expected outcomes.

Keywords: land, layout survey, professionals, surveyor, urban design

Introduction

Land as a commodity can be purchased, disposed and exchanged in an open market economy. In order for land to have an economic value, you must be able to use/develop the land. According to Underwood (2010)^[7], the professional surveyor plays four critical role in sustainable development viz development Design, project Management, land Administration and monitoring. The Surveyor is the creator and keeper of the cadastre and the land administration systems.

In any government it is expected that land laws and policies should cater for related fields like agriculture, environment, water supply and housing. However, in situations whereby urban land use planning and managements are uncoordinated these important fields of human survival will suffer lots of setback. Government acquire large expanse of land through the process of land acquisition and its agencies are involved in demarcating the land into plots after the layout survey has been carried out. Interested citizens then apply for allocation of plots and these plots are distributed to them after screening of the application forms. In the end statutory right of occupancy to use land are granted to successful applicants.

Layouts of various land uses such as industrial, residential, commercial and recreational uses are undertaken to standardize and control physical developments and ensure harmonious growth.

Layout implementation is a multidisciplinary process involving professionals for effective results. This process should include the layout drawing, survey and distributions. Layout design is a pre-drawing of roads, building plots, social and recreational facilities and other utilities, which has been approved on paper by the Town planning authorities. In layout survey operation, the designs are marked on the ground with beacons and necessary measurements made to obtain coordinates of the beacons by Land Surveyors. The distribution of layout plots is a process usually involving the Land Surveyors who are the professionals that carried out the necessary measurements in the layout survey.

In any Layout survey implementation the professional surveyors has roles from the planning stage through the execution stage to the development stage. His roles includes but not limited to the following;

1. He prepares the base map or perimeter plan as the case may be.
2. He prepares the description for revocation order.
3. He prepares the "claims plan" in situations whereby the land is owned by individuals or communities
4. He extracts data for setting out boundary points from the layout drawing.
5. He shows to the allottees their respective plots of land on the ground.

6. He is engaged to relocate survey beacons used in demarcation of the boundary of plots along the roads.

This paper is a summary of how layout survey is carried out in Ekiti State, Nigeria and this synopsis is arrived at through the following objectives which are to:

1. Indicate present practice of layout survey in Ekiti state.
2. Appraise the roles of professional surveyors in the layout survey implementation.
3. Outline the implications of the current practices in the state.
4. Suggest the ways forward.

Literature Review

According to Underwood (2010) ^[7], “The Surveyors of today (and tomorrow) are in a unique position to influence the societies of the future and they need to establish their role as the lead professionals in the area of sustainable land development. It appears that the profession in general is finally starting to realize that ‘business as usual’ is just no longer acceptable and something needs to be done to ensure that the developments we create now and in the future do not have a detrimental effect on the surrounding environment”.

According to Oriye *et al.* (2015) ^[6], “It is highly dishearten that there is no master plan for Ado-Ekiti as a state capital for about 17 years of existence”. He went further to explain that efforts have been put in place and data are been generated towards achieving comprehensive master plan for the state capital. It is important to note here that there must be in place proper implementation of layout designs before such things like master plan can be designed for a community.

Ghebru and Okumo (2016) observed that only 3 percent of land in Nigeria has formal property title. Ekiti State is not in exception to this because not all lands in this region are designed into layout before distribution and subsequent developments.

Aribigbola (2008) observed that land use management in the city has been wholly concerned with the granting of statutory right of occupancy and approval of plans to use land for different purposes, without adequate monitoring of its outcomes. It also shows that land management and control tools are either not available or weakly implemented and disjointed and uncoordinated since several organizations and agencies are involved without a coordinating agency or an overall land use plan within which effective land use management can be undertaken.

Aribigbola (2008) observed that land use management in the city has been wholly concerned with the granting of statutory right of occupancy and approval of plans to use land for different purposes, without adequate monitoring of its outcomes. Land belonging to families has been observed to be distributed in sales to make quick monetary gains without considerations for systematic development that support proper urban land management.

Poor construction of drainage channels and poor town planning practices have been observed by Ogundele and Jegede (2011) ^[5] as some of the factors leading to reoccurrence of flood hazard in Ado-Ekiti the capital of Ekiti State. Improper implementation of layout designs and survey will always bring about poor drainage systems and poor developments practices.

Whether these observations are true or not Ekiti State is part of the concerns of this study. Ado-Ekiti became the capital of Ekiti State in Nigeria since the creation of the state in 1990 and from that time till now development has been taking place in the area. Plots of land are distributed by families and government agencies to land owners at prescribed costs depending on the location of the plots.

Methodology and Analysis

A focused interview (Annum, 2017) ^[2] was conducted with key officers in the Office of the State Surveyor General namely the Deputy Surveyor General, the Cadastral Officer and the Head of Field Work. The same was done with a Deputy Director and a Chief Town Planning Officer in Ekiti State Town office. A total of twenty-one (21) copies of questionnaire were distributed to Registered Surveyors in the state during one of their monthly meetings at the state’s headquarters, Ado-Ekiti, out of which 19 were duly completed and returned for analysis using the simple percentage. Books, journals and online resources were consulted in this course of the study to make some findings and clarifications as well.

Analysis of the data used in showing the subdivision perceptions of the Surveyors are shown in the following tables where the responses to various questions asked are reported.

Table 1: How many Layout Survey have you carried out in the last five years?

No of Respondents	No of Layout Carried out	% Respondents
3	5	15.8
6	3	31.6
5	2	26.3
5	1	26.3
19	11	100.0

Source: fieldwork (2019)

Table 2: Who designed the layout plan?

Response	No of respondents	Percentage (%)
Architect	-	-
Builder	-	-
Town planner	11	57.9
Surveyor	8	42.1
Draughtsman	-	-
Total	19	100

Source: fieldwork (2019)

Table 3: Is the Layout plan approved by government authority before implementation?

Response	No of respondents	Percentage (%)
Yes	5	26.3
No	13	68.4
I don't know	1	5.3
Total	19	100.0

Source: fieldwork (2019)

Table 4: Family lands in Ekiti State are usually designed into layout plan before sales.

Response	No of respondents	Percentage (%)
Agreed	4	21.1
Disagreed	13	68.4
I don't know	2	10.5
Total	19	100.0

Source: fieldwork (2019)

Table 5: Which of the following statement(s) do you agree with regarding layout survey implementation in Ekiti State?

Statement	No of respondents	Percentage (%)
A. It usually conforms to development plan.	4	21.1
B. The right professionals like Surveyors and Town Planners are usually involved.	7	36.8
C. Every family land in Ekiti State is already designed into layout.	1	5.3
D. Statement A and B	7	36.8
Total	19	100.0

Source: fieldwork (2019)

Results and Discussion

Layout surveys in Ekiti State

For proper urban development, urban land supposed to be designed into different land uses before distribution. In Ekiti state of Nigeria, Government lands are usually designed into layout before distributions to beneficiaries who paid certain amount of money into the government purse through the relevant agencies. Documentation of such land allocation is done by the beneficiary at the government agency in charge. The office of the Ekiti State Surveyor General and Ekiti State Housing Corporation are mostly in charge of the government layouts.

Land allocations are carried out by the Bureau of Land and office created under the Office of the Commissioner for Land and Housing in the state. Some land allocations are also carried out by a committee within the Ekiti State Housing Corporation. The office of the Surveyor General is mostly saddled with the responsibility of surveying the land before layout design and approval; establish the designs on the ground; and marking on the ground the individual allotted plots. Family land perimeter surveys are supposed to be signed by the Surveyor General before designs but that order is not usually followed.

Land belonging to families has been observed to be distributed in sales to make quick monetary gains without considerations for systematic development that support proper urban land management. About 70% of family land in Ekiti state are not designed into layout before distribution and has brought a lot of concerns in planning and developments in the state. The remaining 30% of family land being designed into layouts are not strictly followed the laid down standards.

This is because it has been observed that vital land use like roads, hospitals, markets and recreation centers are merely shown on the layout design for the purpose of approval. In the implementation of these layouts, all plots allocated to the above mentioned landuses are cut into plot sizes and sold as residential plots. In Ekiti state, there are set-up standards for granting planning permit which are stated in Section 34 of the Ekiti State Urban and Regional Planning and Development Law No. 3 of 2011.

Roles of Professional Surveyors in Layout implementation

It was discovered that some layouts are designed by Surveyors who are not trained in this area. About 42% of the respondents agreed that they are the ones that designed the layout survey of which the perimeter survey was carried out by them. This explains why some layout estates in the state lack community facilities and social infrastructures (See Figure 1). The remaining 58% responded that layout designs were done for them by professional Town Planners. By training, it is the Town Planners that are equipped with the technical know-how of designing a network of roads and building plots given a perimeter plan prepared by a Surveyor.

In designing any layout, the Town Planner has been trained to ensure that the proposed estate has a good appearance, smooth and easy transport system and healthy environment. Data on appearance of the environment must be gathered in order to prepare designs and take action. Having obtained the base map from the Surveyor, the Town Planner should know how to carry out population studies, economic studies, land use studies, transportation studies, open space recreation/conservation studies as well as studies on government and community facilities such as those needed for education, health, police station, motor parks, sewage and so on.

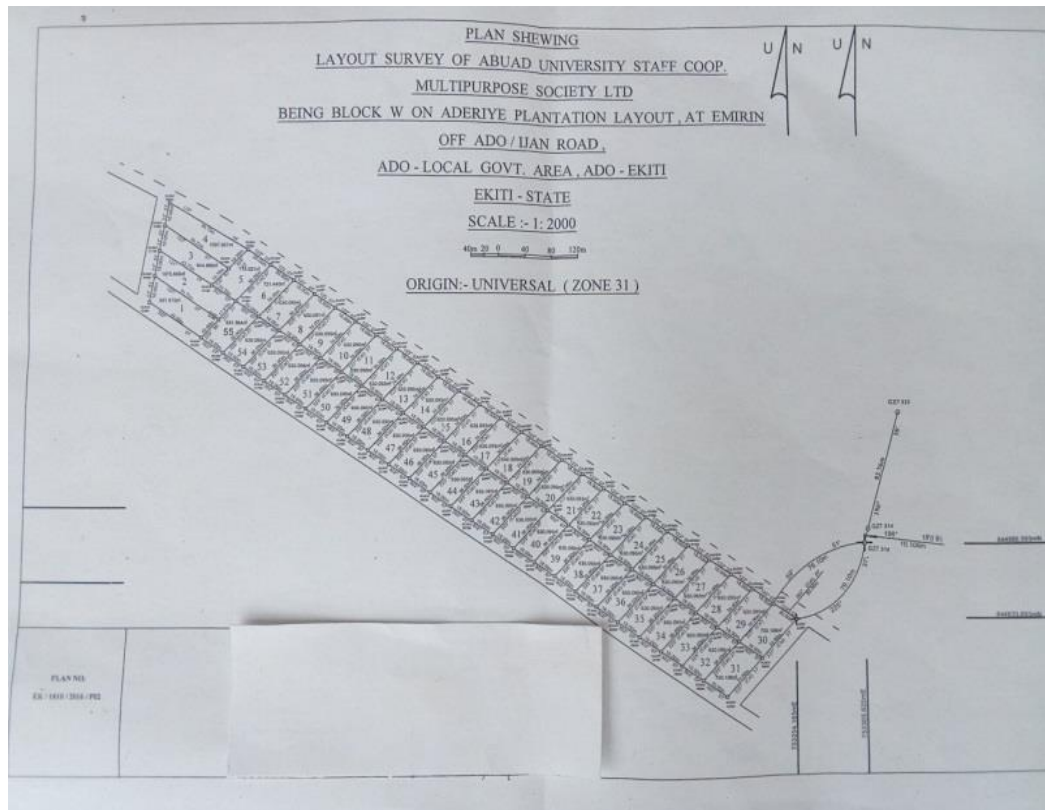


Fig 1: A layout plan without considerations for social amenities

Implications of current practices

The layout implementation practices have brought about different issues of concerns and these includes but not limited to the following;

1. Large scale scattered development in the sub-urban areas along Ikere road, Ikare road and Afao road
2. Uncoordinated use of development of urban land
3. Bad condition of roads to larger number of streets within the city
4. Problem of erosion especially during heavy rainfall
5. Lack of public utilities especially water and electricity supplies
6. Lack of recreational areas and facilities for present and future residents of the areas
7. Improper land dealings
8. Problem of security of lives and properties
9. Loss of revenue generations on the part of government

The way forward

There must be establishment of well-defined design objectives and guidelines to ensure that the members of the multi-disciplinary design team (including Surveyors) are aware of the expected outcomes. The idea is to organize a one or two day event where all relevant stakeholders are invited to discuss the desired objectives, guidelines and outcomes of a possible development. The process will allow developers to be aware of all the areas of concern from a variety of stakeholders including members of the public, Planners, Engineers, Surveyors/Geomaticians and Environmentalists, before the beginning of development design to allow for the greatest flexibility in design and desired outcomes.

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