

AFRICITIES SUMMIT 2015

Nigeria



LAND LAW

Property rights, fuzzy concept

In Nigeria, the ownership and control of all land belongs to the state. The land and various advisory committees have been established to assist state governors and administrations dealing with land. In practice, the procedure for obtaining and developing land become too bureaucratized, obstructive, and riddled with corruption. Currently, the government strongly inhibits the availability of land, especially for the poorest. This has the effect of encouraging the growth and development of increasingly irregular settlements on the edge of towns or vacant public land.

Complexity of a land inheritance ambiguous between tradition and Anglo-Saxon settlement

Nigeria inherited a colonial land law has never responded to the needs and expectations of local populations. This is a situation of legal dualism prevails with one hand little actual state land laws and other local land practices perennials. The inadequacy of state policies and legislation in West Africa, low inclusion of vulnerable groups such as pastoralists, migrants and women, combined with the weakening of the land customs deal with environmental changes, demographic and socioeconomic lead to a situation of tension between local actors involved in increased competition for access to natural resources.

SOURCE : website Landcoalition

SLUMS AND

FORCED EVICTIONS

For years, the slums in Nigeria are subject to **violent evictions and destruction**. In 1990, the military government of Nigeria expelled the **300,000** inhabitants of the community of Maroko in Lagos, providing a reinstallation of 3% of them only. The government offered no chance of alternative schooling for children Maroko, In July 2012, dozens of homes fortunes, usually shacks on stilts, were demolished in the neighborhood of Makoko on the Lagos Lagoon. Most immigrants are sinners Togo or Benin. Following a review of the authorities of the state of environmental pollution, **people had 72 hours to leave their property without any proposed relocation or land to invest again**. Beginning of a long series of evictions, slum has tens of thousands of people.

Demolitions and evictions involving more than 4 million people out of a total of 7,000,000 residents in the federal capital Abuja. Officials of the Federal Capital Development Authority (FCDA), the order of the Minister Mallam Nasir El Rufai, president (chairman) of the FCDA, accompanied by the army, police and bulldozers have indeed begun to destroy palace, schools, hospitals, churches and mosques in Abuja.

Local associations and NGOs denounce impressive numbers: without adequate notice and not giving any plan to the government to offset relocation or deported 800,000 people will be forced shortly to lose their homes, (...) 15,000 children have dropped out of school. This is a dramatic situation which encourages violence, especially against women, speakers included, and girls who are most at risk of prostitution and AIDS.

HOUSING RIGHT

The Federal Republic of Nigeria has signed and ratified most of the instruments on human rights at international and regional level, including the **ICCPR ICESCR AND 1993**. The constitution of the Federal Republic Nigeria evokes human rights in Chapter IV. It also recognizes the **African Charter on Human Rights (ACHPR)**. Following the ratification, Nigeria has major roles to play in Legal: Respect of citizens' rights to adequate housing. Refrain from interfering directly or indirectly in activities that affect the enjoyment of the right to adequate housing. For example, the government could not destroy the houses or deport people without a valid reason. If this was the case evictions can not lead to worse situations than the original.

Since 1989 – Article 17 of the Constitution stipulates that :

2. (d) The State shall direct its policy to ensure that adequate housing and adequate food, water, a reasonable minimum wage at the national level, pensions for the elderly and the unemployed, assistance to sick and disability allowances are provided to all citizens.

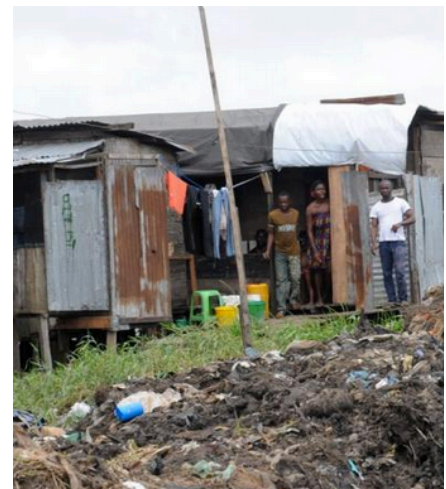
Source: CETIM (publication COHRE)

SOME INTERESTING PRACTICES IN NIGERIA

- **HOUSING FOR YOUNG LIVING WITH AIDS** (Association Youth Living Well with HIV / AIDS in Nigeria)
- **SELF-CONSTRUCTION WITH MORE PRECARIOUS** (ICU assoc.)
- **A PRACTICAL GUIDE FOR DEFENDING THE COLLECTIVE RIGHTS REGARDING EXPULSION** in Nigeria (COHRE)
- **PARTNERSHIP BETWEEN GOVERNMENT AND SELF-CONSTRUCTION COMPANIES (SBS) = PWMG model**



Evictions in Port Harcourt (IAI Website)



Evictions at Badia East slum in Lagos (Amnesty International)



Protest against evictions in NIGERIA and PALESTINE, Tel Aviv (IAI)



Lagos: Nigerian government seeks to evict residents of floating slum (from Associated Press)



Zero expulsion campaign (IAI)

HABITAT WORLDMAP

BETTER UNDERSTAND HABITAT IN THE WORLD : WWW.WM-URBAN-HABITAT.ORG

WEBSITE UNDER CONSTRUCTION

