KOGI STATE OF NIGERIA

A LAW

TO PROVIDE FOR

THE ESTABLISHMENT OF THE KOGI STATE BUREAU OF LANDS AND OTHER MATTERS CONNECTED THEREWITH, 2026

THE KOGI STATE BUREAU OF LANDS LAW, 2026

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A LAW TO PROVIDE FOR THE ESTABLISHMENT OF THE KOGI STATE BUREAU OF LANDS AND OTHER MATTERS CONNECTED THEREWITH, 2026

ENACTED by the Kogi State House of Assembly and by the authority of same as follows: *Enactment*

PART I – PRELIMINARY

1. This Law may be cited as the Kogi State Bureau of Lands Law, 2026. *Citation*

2. The Law shall come into force on the **28th of October, 2026**. *Commencement.*

3. The objectives of this Law are to: *Objectives.*

(a) establish a centralized and autonomous Bureau to oversee, coordinate and regulate all matters related to land administration, survey, urban and regional planning, Geographic Information Services within Kogi State;

(b) ensure efficient, transparent and accountable land governance through the integration of land management systems and the harmonization of responsibilities across relevant directorates;

(c) promote orderly physical development across the State through professional town planning, mapping, layout control and enforcement of planning standards;

(d) facilitate equitable access to land, enhance tenure security and support investment in agriculture, housing, and infrastructure industries, mining and other land uses by streamlining land allocation, titling and registration processes; and

(e) embed transparency, public participation and integrity in all land-related decisions through public disclosure and citizen engagement.

4. In this law unless the context otherwise requires: *Interpretation.*

"Act" means Land Use Act, CAP L5, Laws of the Federation of Nigeria 2004;

"Attorney General" means Attorney General of Kogi State;

"authorized officer" means an officer of the Bureau or any other public officer duly authorized in writing by the competent authority to perform a function or exercise a power under this Law;

"**Bureau**" or "**the Bureau**" means the Kogi State Bureau of Lands;

"**Board**" means the Governing Board of the Bureau;

"Chairman" means Chairman of Governing Board of the Bureau;

"compensation" means the payment or other form of compensation lawfully payable to a person entitled thereto in respect of the revocation of a right of occupancy, compulsory acquisition of land or any other circumstance for which compensation is payable under the Land Use Act or any other applicable law;

"customary right of occupancy" means a right of occupancy granted in accordance with the Land Use Act over land within the jurisdiction of a Local Government, or such other customary right of occupancy recognized under that Act;

"**Development Plan**" means a plan indicating the manner in which an area of land should be developed;

"**Director General**" means the Director General of the Bureau;

"**Directorate**" means all the Directorates of the Bureau provided in this Law;

"**Enforcement Notice**" means a document, including a demolition order or stop-work order;

"**Fund**" means the fund established for the Bureau pursuant to the relevant provisions of this law;

"**Financial Guidelines**" means the guidelines issued from time to time for the accounting and financial reporting functions of Kogi State by the Accountant-General of the State;

"**Geographic Information Services (GIS)**" means a computerized system for capturing, storing, analysing, managing and presenting spatial or geographical data relating to land, property, infrastructure and planning information within the State;

"**Governor**" means the Governor of Kogi State;

"**Institutional Development**" means development on the land for education, health care, sport, museums and art gallery, social welfare and community development, religion and charity;

"**KGIRS**" means Kogi State Internal Revenue Service;

"**KOGIS**" means the Kogi State Geographic Information Service Law, 2024;

"**land acquisition**" means the acquisition of land or an interest in land by the State or a competent public authority for a public purpose or overriding public interest, in accordance with the Land Use Act and any other applicable law;

"land administration" means the processes and activities relating to the allocation, management, documentation, registration, survey, valuation, use and development of land, the maintenance of land records, and the administration of rights and interests in land, in accordance with the Land Use Act and other applicable laws;

"Land Use Charge" includes schedule of charges as provided under the Land use regulation 2026 and Kogi State Revenue Administration Law 2024;

"LIS" means Land Information System;

"National Compensation Chart" means the standard valuation rates for compensation prescribed by the Federal Government of Nigeria and published in the Federal Gazette, and where no such rates are in force, the rates prescribed by the Bureau under Section 8(1)(f) of this Law;

"Notices" means formal communication as may be issued by the Bureau from time to time;

"person" includes any individual, partnership, firm, company, corporation, joint venture, trust, association, organization or other entity, in each case whether or not having separate legal personality;

"registered surveyor" means a person whose name is entered in the register of surveyors maintained under the applicable law regulating the practice of surveying in Nigeria and who is duly authorized to practice as a surveyor;

"Regulatory Agency" means Kogi State Town Planning Development and Regulatory Agency;

"revocation" means the lawful withdrawal by the competent authority of a right of occupancy or other land right to the extent permitted by the Land Use Act or any other applicable law;

"State" means Kogi State of Nigeria;

"statutory right of occupancy" means a right of occupancy granted by the Governor under the Land Use Act or deemed to have been granted under that Act;

"urban area" means an area of land designated as an urban area by the Governor pursuant to the Land Use Act and in accordance with the applicable legal requirements for such designation; and

"Urban Designated Area" has the meaning assigned to it under Section 3 of the Land Use Act.

PART II – ESTABLISHMENT, ADMINISTRATION AND DIRECTORATES

Establishment of the Bureau of Lands.

5. (1) Pursuant to the provisions of the Act and in line with the powers of the Governor on land administration and management under the Act and in furtherance of the administration, policy formulation and control of Land, there is hereby established, the Kogi State Bureau of Lands (hereinafter referred to as "the Bureau") to exercise the functions and powers, and pursue the objectives assigned to it by this Law.

(2) The Bureau shall exercise responsibilities in land administration in the State under this Law and within the provisions of the Act to avoid inconsistency in land administration at all levels in the State.

(3) The Bureau shall be a body corporate with perpetual succession and a common seal and may:

(a) sue and be sued in its name, and

(b) hold, acquire and dispose of any property or interest in property, moveable or immoveable.

6. The Bureau shall be directly under the office of the Governor of the State.

Bureau directly under Governor's Office

7. (1) Without prejudice to the provisions of the Act, the Governor shall appoint a Director-General for the Bureau and shall forward the appointment to the House of Assembly for confirmation within six (6) months of the appointment of the Director-General; the appointment shall take effect upon confirmation by the House of Assembly.

Appointment of the Director General

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(2) The Director-General shall:

(a) hold a post graduate degree or its equivalent in any of the following:

(i) Urban and Regional Planning,

(ii) Estate Management and Valuation,

(iii) Land Survey,

(iv) Land Administration,

(v) Geography, or

(vi) Law (with not less than 10 years post-call experience in land-related matters);

(b) be registered with relevant professional body; and

(c) has not less than 10 years post-professional qualification experience in any of the listed fields (i – v).

(3) The Director-General shall:

(a) serve as the Chief Executive and Accounting Officer;

(b) be responsible for the day-to-day administration of the Bureau;

(c) implement the decisions and policy directions of the Governing Board; and

(d) provide regular reports on the Bureau's operations and performance to the Governing Board for its review and policy guidance;

(4) The Director General shall hold office for a term of four (4) years in the first instance on such terms and conditions as the Governor may determine and may be re-appointed for a further term not exceeding four (4) years.

8. (1) The Bureau shall be responsible for:

Functions and powers of the Bureau

(a) all matters pertaining to land administration in the State; including all issues relating to title, registration, searches and such other responsibilities;

(b) all matters relating to land pursuant to the provisions of the Act and any other law or regulations relating to land matters;

(c) formulating land use policies for the State;

(d) transmitting all Certificates of Occupancy signed and or issued under the hands of the Governor in respect of all lands in the State;

(e) performing every other duty on land within the State through its Directorates as relates to Land Use Planning and Allocation;

(f) prescribing standard valuation rate applicable within the State;

(g) establish and maintain a Geographic Information Services;

(h) establish and regulate the standards to be applied for the compilation of geospatial data in the state;

(i) prescribing standard and implement compensation and resettlement action plan;

(j) report Infractions or violation on land use to the governor with a copy to Town Planning and Regulatory Agency for their actions; and

(k) such other statutory functions relating to land use as the Governor may, from time to time, assign or direct.

Prohibition of Customary Right of Occupancy in Urban Areas.

9. (1) There shall be no issuance of Customary Right of Occupancy in any Urban Designated Area within the State in accordance with the Land Use Act.

Designation of Urban Areas.

(2) The Governor may, on the exercise of the power conferred on him by section 3 of the Land Use Act, designate any part of the

State as an Urban Area by an Order published in the State Gazette; and for the purposes of this Law and the order shall:

(a) describe the area by reference to a map or plan prepared by the Surveyor-General showing the boundaries, coordinates and extent of the area;

(b) state the date on which the designation takes effect; and

(c) be accompanied by a report of the Bureau setting out the reasons for the designation, including existing land use, population, infrastructure and planning considerations.

(3) The map or plan referred to in paragraph (a) of subsection (2) of this Section shall be deposited in the Office of the Surveyor-General and the Bureau and shall be open to public inspection during working hours.

procedure for designation.

(4) Before making an Order under subsection (2) of this Section, the Bureau shall:

(a) publish a notice of the proposed designation in accordance with Section 29 of this Law;

(b) consult the Local Government Council or Councils in whose area or areas the land is situated, the Land Use and Allocation Committee (LUAC), and the affected communities;

(c) invite written representations from interested persons within a period of not less than twenty-one (21) days from the date of the last notice published under this Section; and

(d) submit a report on the consultation, together with its recommendation, to the governor.

(5) The recommendations under paragraph (a)-(d) of subsection (4) of this Section shall assist the Governor and shall not in any way limit the power conferred by section 3 of the Land Use Act on the Governor.

(6) The Governor, acting on the power conferred on him by the Section 3 of the Land Use Act may approve, modify or reject the recommendation of the Bureau.

(7) (a) A designation under this Section shall not by itself constitute a revocation of any existing Customary Right of Occupancy lawfully granted and subsisting before the date of the designation; *Savings.*

(b) such Customary Rights and other Interests shall be recognised and dealt with in accordance with the provision of the Land Use Act, in its applicable transitional, revocation and compensation provisions.

(8) The Bureau shall review each Urban Designated Area not less than once every five (5) years and shall recommend to the Governor whether the designation should be retained, varied or revoked. *Review, variation and revocation.*

(9) The Governor may, on the recommendation of the Bureau, by Order published in the State Gazette, vary or revoke a designation under this Section.

(10) A variation or revocation under subsection (8) of this Section shall follow the same procedure as a designation under subsection (4), with such modifications as may be necessary.

(11) The Bureau shall maintain and publish a register of all Urban Designated Areas in the State, including the date of designation, the boundaries, and any variation or revocation, and shall make the register available on its official website. *Register of urban designated Areas.*

(12) In this Section, "Urban Designated Area" has the meaning assigned to it under Section 3 of the Land Use Act. *Interpretation.*

10. (1) The Bureau shall: *Power to obtain information.*

(a) have access to all relevant geospatial records on any private person and corporate body within the State; and

(b) through notice in writing, serve on any person requiring such person to furnish or cause to be furnished geospatial data or other similar data held by or available to such persons on such matter as may be specified in the notice.

(2) The Bureau shall have the power to:

(a) undertake any act or measure necessary for the effective implementation of the provisions and objectives of this Law, provided such act is within the lawful powers of the Bureau;

(b) monitor any matter that may affect the functions of the Bureau;

(c) coordinate Geographic Information Services project, including overseeing the development and maintenance of the base map and Geographic information services throughout the state; and

(d) do such other things as are necessary or expedient for the full discharge of its functions under this Law.

Delegation of powers.

11. Subject to any limitation imposed by law, the Bureau may delegate any of its powers to any member or official of the Bureau to perform any of its functions.

Directorates, Department and Units in the Bureau.

12. (1) There is herein established the following Directorates in the Bureau:

(a) Directorate of Land Services;

(b) Directorate of Valuation, Compensation and Resettlement.

(c) Directorate of Survey and Mapping;

(d) Directorate of Urban and Regional Planning;

(e) Directorate of Geographic Information Services;

(f) Directorate of Administration and Personnel Management;

(g) Directorate of Finance and Accounts;

(h) Directorate of Monitoring, Evaluation and Research;

Schedule I.

(2) The supplementary provisions set out in Schedule I to this Law provides for the duties, functions and powers of the Directorates.

(3) Notwithstanding the provisions of this Section, the Bureau may establish any other Directorate as the need arises subject to the approval of the Governor.

PART III – GOVERNING BOARD OF THE BUREAU, FUNCTIONS AND POWERS

Establishment and composition of Governing Board

13. (1) There shall be a Governing Board for the Bureau referred to in this Law as ("the Board").

(2) The Board shall consist of:

(a) Chairman who shall be appointed by the Governor as head of the Board;

(b) the Director General of the Bureau as an ex-official member;

(c) Five Directors in the Service of the Bureau, drawn from Directorates of:

(i) Lands Services,

(ii) Survey and Mapping,

(iii) Urban and Regional Planning,

(iv) Geographic Information Services, and

(v) Administration and Personnel Management;

(d) the General Manager Kogi State Town Planning and Regulatory Agency;

(e) three other members including at least a woman to be appointed by the Governor to represent each of the three Senatorial Districts of the State among whom shall be an

expert in land matters and an expert in Geographic Information System;

(f) a representative of the following Institutions not below the rank of a Deputy Director:

(i) Ministry of Finance,

(ii) Ministry of Local Government and Chieftaincy Affairs,

(iii) Ministry of Environment,

(iv) Ministry of Justice, and

(v) Kogi Information Technology Development Agency;

(g) registered Civil Society Organizations (CSOs) working in the areas of land rights or urban governance in the State; and

(h) Head of the Legal Unit of the Bureau, who shall be a Law Officer in the Chambers of the Attorney General of the State, shall serve as the Board Secretary.

14. The tenure of the Board members shall be as follows:

Tenure of office

(a) External members shall serve as part-time members for a term of four years renewable once;

(b) Ex Official members upon retirement or withdrawal by their establishment;

(c) The Director-General shall serve as provided under Section 7(4) of this Law.

15. A member of the Board shall be removed from office if the member is:

Removal from office

(a) unable to discharge the functions of his office due to infirmity of the mind or body;

(b) convicted of a criminal offence;

(c) absent for three consecutive meetings of the Board without a reasonable excuse;

(d) found guilty of gross misconduct; or

(e) declared bankrupt.

16. The Governing Board shall:

Functions of the Board

(a) be responsible for the general policy guidelines relating to the functions of the Bureau and provisions of the Act, and ensure that the Bureau performs the duties assigned to it under this Law;

(b) formulate and develop strategies to implement the provisions of the law and other related policies with respect to land administration, management and control in the State;

(c) monitor and evaluate the quality and timeliness of service delivery by the Bureau;

(d) serve as an advisory body to the Governor on matters relating to land administration, management and control in the State; and

(e) discharge other related functions as may be assigned to it by the Governor consistent with the provisions of this Law.

17. The supplementary provisions contained in the Schedule II to this Law shall have effect with respect to the proceedings of the Board and other matters contained therein.

Proceedings of the Board.

Schedule II.

18. (1) The Bureau shall have power to employ staff subject to the approval of the Governor.

Staff of the Bureau

(2) The Bureau may make staff regulations relating generally to the conditions of service of its employee.

(3) Staff regulations issued by the service under subsection (2) of this Section shall not have effect until approved by the Board.

(4) The terms and conditions of service, including terms and conditions as to remuneration, allowances, sanction, reward and other benefits of the staff employed by the Bureau shall be determined by the Bureau subject to the approval of the Board or the Governor.

19. (1) The Bureau shall have Standing Committees of which the composition and functions of the Standing Committees shall be as provided under this Section.

Standing committees duties and composition.

(2) (a) The Land Allocation, Revocation, Encroachment Complaints Committee shall perform the following functions:

(i) receiving complaints from the public in respect of disputes in land allocation, revocation and encroachment;

(ii) intervening and making recommendations in resolving issues in sub section 2 (a) (i) above.

(b) membership of the Committee shall be as follows:

(i) Director Lands Services,

(ii) Director Urban and Regional Planning,

(iii) the State Surveyor General,

(iv) Director Geographic Information System,

(v) Land Use Allocation Committee Secretary; and

(vi) Head Legal Department;

(c) the Chairman of the Committee shall be the Surveyor General while Land Use Allocation Committee Secretary shall serve as the Secretary of the Committee.

(3) (a) There shall be Disciplinary Committee whose functions shall be to perform the following duties:

Composition of the Disciplinary Committee

(i) general discipline of staff;

(ii) regulating the conduct of staff in the Bureau;

(iii) meting out disciplinary sanctions as enshrined in the policy regulatory framework of the Bureau;

(iv) ensure strict compliance with the provisions of this Law and the policy regulatory framework of the Bureau, and

(v) regarding disciplinary matters concerning staff on secondment and posting, the matter shall be referred to the Head of Service for appropriate measure and sanction in accordance with the Kogi State Civil Service Rules.

(b) membership of the Committee shall be as follows:

(i) Director Administration and Personnel Management;

(ii) Director Land Services;

(iii) Surveyor General;

(iv) Director Urban and Regional Planning;

(v) Director Geographic Information Services;

(vi) Director Monitoring, Evaluation and Research; and

(vii) Head Legal Unit.

(c) The Director Administration and Personnel Management shall be the Chairman while the Head Legal shall be the Secretary.

20. Service in the Bureau shall be approved service for the purposes of the law regulating pensions in the State and accordingly officers and employees of the Bureau shall be entitled to pensions and other relevant retirement benefits as prescribed under relevant laws.

Pensionable service

PART IV – FUND, REVENUE AND EXPENDITURE

21. (1) The Bureau shall establish and maintain a fund from which shall be defrayed all expenditures incurred by it.

Funds, revenue & expenditure of the Bureau.

(2) There shall be paid and credited to the fund the following:

(a) Grants and Subvention from the State government as appropriated by the House of Assembly;

(b) Ten Percent (10%) of all revenue generated by the Bureau (otherwise known as Retention Fee);

(c) all monies that may accrue to the Bureau by way of gifts, grants-in-aid, testamentary disposition, donations;

(d) such other sums as may accrue to the Bureau from time to time; and

(e) the Bureau shall maintain a special account for compensation on Land acquired for Town Planning Scheme (Layout) and other land uses.

(3) The fund shall be managed in accordance with financial regulations.

(4) The Bureau shall maintain an operational account in any Bank for its daily transactions as approved by the Office of the Accountant General.

Application of the Bureau's funds

22. The Bureau shall apply its fund to defray:

(a) the cost of administration of its offices;

(b) payment of salaries, fees, remunerations, allowances to members of staff of the Bureau;

(c) payment of consultancies, contracts and all purchases; and

(d) such other activities as are necessary or incidental in carrying out the functions of the Bureau under this Law.

Annual estimate of income and expenditure of the Bureau

23. The Bureau shall not later than the 30th day of September of each year submit to the Office of the Commissioner of Finance, Budget and Economic Planning an estimate of its expenditure and income during the succeeding year.

24. The Account of the Bureau shall be audited by an external Auditor to be appointed by the Board on annual basis in line with the regulation issued by the office of the Auditor General of the State.

Appointment of External Auditor

25. The Bureau shall not later than 30th June in each year, submit to the Governor, a report on the activities of the Bureau during the preceding year.

Submission of Report of Activities

26. (1) The Kogi State Internal Revenue Service (KGIRS) shall give a monthly report to the Bureau concerning revenue generated by the Bureau;

Submitting update of revenue generated and payment of 10% retention to the Bureau.

(2) The Kogi State Internal Revenue Service shall remit to the Bureau 10% (Ten percent) of all revenue generated by the Bureau.

27. (1) Compensation shall be paid to individual or organisations on land acquired by the State Government for overriding public interests.

Compensation to allotees or owners

(2) Compensation shall be determined in accordance with the standard valuation rates prescribed by the Bureau under Section 8(1)(f) of this Law, which rates shall be not less than the rates in the National Compensation Chart.

(3) A Special Compensation Fund shall be established and managed by the Bureau for the purpose of paying compensation;

(4) All compensation payments shall be made from the Special Compensation Fund Account;

(5) The Bureau shall develop a regulation approved by the Board to ensure transparency and accountability in the administration of the Special Compensation Fund.

Valuation of Land Acquired.

PART V – MISCELLANEOUS PROVISIONS

28. (1) The Land Registry shall be open to public inspection during working hours, subject to guidelines issued by the Director-General and in accordance with any applicable State law;

Public access to land records and registry.

(2) The Bureau shall publish an annual report of land allocations and revocations, including:

(a) names of allottees or registered holders;

(b) plot location and size;

(c) purpose of allocation; and

(d) consideration (fees) paid.

(3) A summary version of the land allocation registers and active layouts shall be made available on the official website of the Bureau and updated quarterly.

29. (1) The Bureau shall ensure that all major land administration decisions, including town planning schemes, layout approvals, revocations, compensation policies and changes in land use classifications, are made in consultation with relevant stakeholders and affected communities.

Public participation and stakeholder consultation.

(2) Such consultation shall include:

(a) publication of notices in two widely circulated newspapers and online platforms;

(b) community town-hall meetings or stakeholder forums where appropriate;

(c) radio broadcasts and community announcements or electronic publication; and

(d) opportunity for submission of memoranda or objections by interested parties.

Powers to make Regulations

30. (1) The Governor, on the Bureau's recommendation, may, by order published in the State Gazette, make regulations for effective operation of this Law and the administration thereof.

(2) the Bureau shall have powers to review charges rendered from time to time which shall be published in the State Gazette.

Offences and penalties.

31. (1) Any person who:

(a) obstructs the service of any authorized officer of the Bureau in the exercise of any of the powers conferred on it by this law; or

(b) fails to comply with any lawful enquiry or requirement made by an authorized officer in accordance with the provisions of this Law; or

(c) provides false information; or

(d) carries out an unauthorized development; or

(e) obstructs enforcement; or

(f) impersonates an officer of the Bureau

commits an offence and shall be liable upon conviction to a fine not exceeding One Hundred Thousand Naira (N100,000.00) or imprisonment for a term not exceeding three months or both;

(2) Any person who removes, damages, defaces or relocates any property beacon, boundary marker, or survey monument without lawful authority, commits an offence and shall be liable upon conviction to a fine not exceeding Five Hundred Thousand Naira (₦500,000.00) or imprisonment for a term not exceeding six months, or both;

(3) (a) The Bureau shall, subject to the powers of the Attorney-General of the State, have the authority to investigate and recommend for prosecution any offence arising under this Law; and

(b) where necessary, the Bureau may collaborate with the Ministry of Justice or any relevant law enforcement agency for the purpose of prosecution of offenders.

32. (1) The Bureau shall coordinate with the Kogi State Town Planning Development and Regulatory Agency, the Ministry of Environment, the Ministry of Justice, the Nigeria Police Force and any other relevant agency in the enforcement of this Law and of planning, environmental and land-use standards in the State.

coordination of enforcement.

(2) Without prejudice to the generality of subsection (1) of this Section, the Bureau and the Kogi State Town Planning Development and Regulatory Agency shall:

(a) establish a joint enforcement framework for the identification, reporting and resolution of planning and land-use violations;

(b) share information and data relevant to enforcement, including geospatial data, inspection reports and enforcement notices;

(c) conduct joint inspections where the subject matter of a violation falls within the mandate of both agencies; and

(d) refer matters to each other where the primary enforcement responsibility lies with the other agency.

(3) For the purpose of giving effect to this Section, the Bureau may:

(a) communicate and share information with any agency referred to in subsection (1);

(b) refer matters to any such agency, and receive referrals from it, in accordance with their respective mandates; and

(c) establish joint operational protocols or working arrangements with any such agency.

33. No suit shall be commenced against the Bureau before the expiration of a period of 30 days after which written notice of intention to commence the suit shall have been served upon it by the intending Claimant or Agent and the notice shall clearly and explicitly state:

Pre-Action Notice

(a) the cause of action;

(b) the particulars of claims; and

(c) the relief claimed.

34. No member of staff of the Bureau shall be sued in his personal capacity for any act done or omitted in the lawful performance of any duty under this Law. *Staff not to be sued in their personal capacity*

35. (1) the fixing of the seal of the Bureau shall be authenticated by the signature of the Director-General or as delegated by the Director-General; *Seal of the Bureau*

(2) any contract or instrument which, if made or executed by a person not being a body corporate, would not be required to be under seal shall be made or executed on behalf of the Bureau by the Director General or any person generally or specially authorized to act for that purpose by the Bureau;

(3) Any document purported to be a document duly executed under the seal of the Bureau shall be received in evidence and shall, unless and until the contrary is proved, be deemed as if it were so executed.

36. The following Laws are hereby repealed: *Repeal*

(a) the Kogi State Bureau of Lands Law, 2025; and

(b) the Kogi State Geographic Information Service (KOGIS) Law, 2024.

37. (1) All rights, interests, titles, certificates, approvals, allocations, leases, licences and permits lawfully granted, issued or made under the repealed Laws, or by any lawful authority, before the commencement of this Law shall remain valid and enforceable, and nothing in this Law shall invalidate any such right, interest, title, certificate, approval, allocation, lease, licence or permit. *Savings and transition.*

(2) All pending proceedings (whether judicial, arbitral or administrative) to which the repealed Bureau or KOGIS was a

party, or which relate to any matter under the repealed Laws, shall not abate by reason of the repeal, but may be continued, completed and enforced by or against the Bureau as if this Law had not been made.

(3) All contracts, agreements, obligations, liabilities and debts lawfully entered into or incurred by or on behalf of the repealed Bureau or KOGIS before the commencement of this Law shall remain binding and enforceable, and shall be assumed by the Bureau, which shall be entitled to all rights and subject to all obligations thereunder.

(4) All officers and staff of the repealed Bureau or KOGIS in service immediately before the commencement of this Law shall, without further assurance, be deemed to have been transferred to the service of the Bureau on terms and conditions not less favourable than those obtaining immediately before the commencement of this Law, and their service shall be continuous for the purposes of pension, gratuity and other terminal benefits, subject to Section 20 of this Law and the applicable State pension law.

(5) All records, registers, maps, plans, geospatial data, files and documents (whether in physical or electronic form) held by or on behalf of the repealed Bureau or KOGIS shall vest in the Bureau and shall be preserved, maintained and made accessible in accordance with this Law.

(6) Any instrument or document made, issued or executed under the repealed Laws shall, so far as it is not inconsistent with this Law, continue in force and be deemed to have been made,

issued or executed under the corresponding provision of this Law.

(7) Any reference in any enactment, instrument, contract or document to the repealed Bureau or KOGIS shall, so far as the context permits, be construed as a reference to the Bureau established under this Law.

SCHEDULE I

[Section 12 (2)]

FUNCTIONS OF THE DIRECTORATES:

1. (1) The Directorate of Land Services shall be saddled with the responsibility of general land administration and liaison in collaboration with all other directorates on land matters in the Bureau.

Directorate of Land Services, Units and their functions

(2) The Directorate shall be headed by the Director of Land Services.

(3) The Directorate shall ensure the following responsibilities:

Functions Directorate of Land Services.

(a) maintenance of land records;

(b) determination of annual ground rent;

(c) processing of title, R of O, C of O, and Leases;

(d) recommendation for approval of application for consent to assign (mortgage, assignment), change of use;

(e) registration of instruments affecting land;

(f) maintenance of land register (C of O, Deeds, Power of Attorney) and other instruments;

(g) processing for approval recertification and regularisation of title;

(h) giving expert witness in court on land/title emanating from the Bureau;

(i) any other duty that may be assigned by the Director General

(4) Units under the Directorate shall include:

(a) Records;

(b) Processing;

Units under the Directorate.

(c) Deed Registry;

(d) Subsequent Transaction;

(e) Inspectorate;

(f) Land Programmes;

(g) Systematic Property Registration; and

(h) File Tracking and Management Office.

(5) The Records Unit shall perform the following functions:

Functions of the Records Unit.

(a) maintenance of land records;

(b) filing of land/property documents;

(c) preparation of Land Use Charge Demand Notice;

(d) sending of Reminder Notice on ground rent;

(e) preparation of Land Use Charge in synergy with the KGIRS;

(f) determination of annual ground rent; and

(g) any other duty that may be assigned by the Director.

(6) Processing Unit shall perform the following functions:

Functions of the Processing Unit.

(a) requesting for survey and planning reports

(b) recommendation for the grant of Right of Occupancy; and

(c) any other duty that may be assigned by the Director.

Functions of the Deed Registry Unit.

(7) Deed Registry Unit shall perform the following functions:

(a) preparation of Certificates of Occupancies;

(b) registration of Title Deeds and every other registerable instrument such as Assignment, Mortgage, Power of Attorney among others.

(c) issuance of Certified True Copies of land documents;

(d) verification of titles;

(e) maintenance of register of all land transactions;

(f) processing of re-grant of title; and

(g) any other duty as may be assigned by the Director

Functions of the Subsequent Transaction Unit.

(8) Subsequent Transaction Unit shall perform the following functions:

(a) recommendation of applications for Mortgage, Assignment, Leases, Change of Use among others;

(b) forwarding of approvals for registration; and

(c) any other duty as may be assigned by the Director

(9) Inspectorate Unit shall perform the following functions:

(a) inspection and identification of land to applicants in conjunction with the Survey and Urban and Regional Planning Directorates;

(b) site inspection and report on cases of encroachment and other land matters; and

(c) any other duty as may be assigned by the Director.

Functions of the Land Programmes Unit.

(10) Land Programmes Unit shall perform the following functions:

(a) review of land swap agreement for approval;

(b) review of Development Lease Agreement for approval;

(c) processing for approval recertification and regularisation of title;

(d) review of public private partnership for approval;

(e) land for infrastructure services;

(f) coordinate site and services scheme; and

(g) any other duty as may be assigned by the Director.

Functions of the Systematic Property Registration Unit.

(11) Systematic Property Registration Unit shall perform the following functions:

(a) reviewing application for Systematic Property Registration;

(b) recommendation for approval of title;

(c) maintenance of Systematic Property Registration records; and

(d) any other duty as may be assigned by the Director.

Functions of the File Tracking and Management Office Unit.

(12) File Tracking and Management Office Unit shall perform the following functions:

(a) serve as central archives for all physical files and records;

(b) keeping and tracking records of all files in transit;

(c) ensuring efficient file management system; and

(d) any other duty as may be assigned by the Director.

Directorate of Valuation, Compensation and Resettlement

2. (1) The Directorate of Valuation, Compensation and Resettlement shall be saddled with the responsibility of processing of valuation, compensation and resettlement plan for approval and implementation in collaboration with all other directorates on land matters in the Bureau.

(2) The Directorate shall be headed by the Director Valuation, Compensation and Resettlement.

(3) The Directorate shall ensure the following responsibilities:

Functions of the Directorate of Valuation, Compensation and Resettlement

(a) assessment/valuation of interest in land for payment of compensation;

(b) supervision and recommendation for approval of assessment/valuation by external valuers;

(c) appraisal and recommendation for approval of feasibility studies submitted by applicants;

(d) valuation of interest for mortgages, insurance and other related purposes;

(e) Survey of the prevailing market price of building materials;

(f) determining the amount of compensation payable for any acquisition;

(g) preparation of documents related to payment of compensation;

(h) maintenance of records of compensation; and

(i) any other duty that may be assigned by the Director-General.

Units under Compensation and Resettlement

(4) Units under the Directorate shall include:

(a) Valuation; and

(b) Compensation and Resettlement.

(5) The function of Valuation Unit is as follows;

(a) field assessment of the unexhausted improvements or heads of claim;

Functions of Units in Valuation, Compensation and Resettlement Directorate

(b) computation for values;

(c) market survey for determination of rates;

(d) process of valuation report for approval; and

(e) any other duty that may be assigned by the Director.

(6) The functions of Compensation and Resettlement Unit is as follows:

(a) preparation of indemnity certificate;

(b) arrangement for payment of compensation;

(c) production of report of compensation payment;

(d) collation of resettlement data;

(e) coordinate site identification for resettlement plan;

(f) monitoring resettlement plan;

(g) engaging focus group discussion and sensitisation;

(h) reporting to LUAC through the Director General; and

(i) any other duty that may be assigned by the Director.

Directorate of Survey and Mapping

3. (1) The Directorate of Survey and Mapping shall be headed by the Director Survey and Mapping who shall also be Surveyor-General of the State, charged with the general duties of administration of survey component of any project in the State.

(2) The duties and functions shall be regulated by these Laws:

(a) the 1999 Constitution of the FRN;

(b) the Survey Coordination Act No. S17 Laws of Federation of Nigeria 2004;

(c) the Surveys Act No.34 of 1974;

(d) Surveyors Registration Council of Nigeria Act No. S18 Laws of Federation of Nigeria 2004;

(f) Federal Government of Nigeria Official Gazette No. 24 of 1997; and

(g) Federal Government of Nigeria Official Gazette No.113 of 2020.

(3) The Director Survey and Mapping/State-Surveyor General shall perform the following duties:

Duties of the Director Survey and Mapping/State Surveyor-General

(a) examine all aerial films and satellite imageries before use and keeps copies on behalf of the Bureau;

(b) examine and approve all aerial films and satellite imageries before prints are made from them and before they are used in the State for any purpose whatsoever;

(c) take custody of original or a copy of all negatives of satellite imageries and aerial photographs and two copies each of every map and plan including the originals of all survey field data product of survey works carried out in any part of the State;

(d) ensure that survey records, including all cadastral, engineering, hydrographic, GIS Survey works, carried out on any parcel of land on behalf of public and private entities in the State are lodged in the office of the Surveyor General within one month upon completion of such work;

(e) advice Government on technical matters concerning surveying and mapping in the State;

(f) collate the budgets and estimates of the Directorate;

(g) preparation and sending out survey and planning reports; and

(h) carry out any other duty as may be assigned by the Director-General.

(4) The Directorate shall have the following units under it:

Units under the Directorate of Survey and their functions

(a) Boundary, Monitoring and Documentation;

(b) Mapping;

(c) Cartography and Geo-Information;

(d) Field, Geodetic and Special Survey; and

(e) Cadastral.

(5) The units shall perform the following duties:

Functions of the Units under the Directorate of Survey.

(a) Boundary, Monitoring and Documentation Unit is responsible for:

(i) delineation of intra-state boundaries as approved by the State boundary committee;

(ii) delineation of interstate boundaries in collaboration with the other State concerned as approved by the National boundary Commission and the State boundary Committees;

(iii) interpreting and plotting inter-state and intra-state boundaries from the gazettes or legal document;

(iv) assisting the Director General in the investigation and resolution of disputed boundaries;

(v) documentation of boundary records, gazettes or legal document relating to boundaries; and

(vi) any other duty as may be assigned by the Surveyor-General.

(b) Mapping Unit is responsible for:

(i) state-wide mapping, creation and management of a geospatial database to serve the Government, its agencies and the general public;

(ii) the preparation and provision of all required maps requested by clients, including the production of thematic maps such as forest

maps, mineral maps, agricultural maps, street guides, and security maps (e.g., hotspot and soft target identification), in various scales and sizes as needed;

(iii) delivering efficient, transparent, secure mapping and registry services by applying innovation and expertise to provide high-quality maps and services that meet stakeholder expectations; and

(iv) any other duty as may be assigned by the Surveyor-General.

(c) Cartography and Geo-Information Unit is responsible for:

(i) providing, in collaboration with the Geographic Information Services Directorate (GIS), geo-spatial information for decision making, analysis and research on Geo-data by carrying out processes such as scanning of maps and plans, digitalization of geo-data and vectorisation of analogue maps;

(ii) the provision of geospatial information;

(iii) carrying out geospatial research;

(iv) geographical information system training;

(v) mining of geospatial data;

(vi) web mapping;

(vii) analysis and querying of spatial data;

(viii) drawing of Title Deed Plan (TDP) and layout survey plan; and

(viii) any other duty as may be assigned by the Surveyor-General.

(d) Field, Geodetic and Special Survey Unit is responsible for:

(i) conducting all types of field surveys, including but not limited to planning, execution and supervision of cadastral Surveys;

(ii) setting out and laying out of Plots and Schemes;

(iii) executing engineering surveys including route surveys;

(iv) executing magnetic and gravity surveys;

(v) establishment of geodetic controls surveys; including triangulation, geodetic positioning by satellites techniques;

(vi) re-establishment of lost beacons & control;

(vii) carrying out levelling operations, including the establishment of benchmarks;

(viii) carrying out control extension, networking and densification, including the establishment of first order, second order, and third order (tertiary) control points;

(ix) field data acquisition for various uses; and

(x) any other duty as may be assigned by the Surveyor-General.

(e) Cadastral Unit is responsible for:

(i) conducting checks and verification of cadastral survey data;

(ii) registration of survey data;

(iii) recording and entry of co-ordinates into coordinate registers;

(iv) report and issuance of unique title numbers;

(v) record keeping and archiving;

(vi) provision of survey data for litigation purpose; and

(vii) any other duty as may be assigned by the Surveyor-General.

Directorate of Urban and Regional Planning.

4. (1) Directorate of Urban and Regional Planning is saddled with the responsibility of ensuring orderly physical development in the State.

(2) Without prejudice to the functions of the Kogi State Town Planning Development and Regulatory Agency, the Directorate shall perform the following functions:

Functions of the Directorate of Urban and Regional Planning.

(a) formulation of Land Use Policies for the State and ensuring effective implementation;

(b) liaising and advising Federal, State and Local Government Agencies, and Departments on Physical Planning, Development Policies and programmes within the State on the approval of the Director General;

(c) liaising and advising Communities in the State on Land Use planning;

(d) preparation of master plan for the State;

(e) preparation and design of land use/layout plans for various uses;

(f) provision of professional advice on urban and rural developmental matters;

(g) vetting and adoption of private layout plans;

(h) consideration of all planning matters referred to it by the Director;

(i) liaising and supervision of consultants undertaking Land Use planning projects for the State;

(j) inspecting and recommending planning permission for Land Application Processes in compliance with Land Use Planning/Zoning Regulations;

(k) safeguarding and updating of database for physical planning for Urban and Rural areas in the State;

(l) promoting and conducting research in Urban and Regional Planning matters within the State and dissemination of research results for adoption by user Organizations;

(m) providing Professional advice on Urban developmental matters; and

(n) identify suitable sites for Government projects across the State.

(3) The Directorate shall have five Units as follows:

(a) Master Plan/ Physical Development Plan;

(b) Processing / Complaints;

(c) Design, Extension and Merger;

(d) Change of Use/Land Use Monitoring; and

(e) Records.

Functions of the Units under the Directorate.

(4) Master Plan/Physical Development Unit is responsible for:

(a) supervision of consultants undertaking the preparation of Master Plan in any area across the State;

(b) preparation and recommendation for approval of the Director General the following hierarchies of physical development plans:

(i) urban/town plan;

(ii) regional plan;

(iii) sub-regional plan;

(iv) model city plan;

(v) district plan;

(vi) urban regeneration plan;

(vii) subject plan;

(viii) action area plan;

(ix) Local plan; and

(c) any other duty as may be assigned by the Director.

(5) Processing / Complaints Unit is responsible for:

(a) processing of Town Planning Reports on application for Certificate of Occupancy (C of O);

(b) attending to complaints; and

(c) any other duty as may be assigned by the Director.

(6) Design, Extension and Merger Unit is responsible for:

(a) preparation of Land Use/Layout plans;

(b) vetting private layouts for adoption;

(c) keeping of approved plans prepared by the Directorates;

(d) extension and merger services;

(e) liaising with Directorate of Survey for the implementation of approved plans and beaconing; and

(f) any other duty as may be assigned by the Director.

(7) Change of Use and Land Use Monitoring Unit is responsible for:

(a) monitoring of layouts during and after implementation;

(b) liaising with KSTPRA to ensure that all development is according to the approved scheme;

(c) assessing and processing of request for Change of Use;

(d) any other duty as may be assigned by the Director.

(8) Records Unit is responsible for:

(a) receiving and dispatching of processed town planning report forms for Certificate of Occupancy;

(b) ensuring that all processed reports are properly documented, securely stored and systematically maintained;

(c) receiving and dispatching official mails to appropriate quarters; and

(d) any other duty as may be assigned by the Director.

Directorate of GIS

5. (1) The Directorate of Geographic Information Services is saddled with the following responsibilities:

Functions of the Directorate of GIS

(a) maintaining a digital and physical Land Information System (LIS) that shall serve as a central repository for all land titles, certificates, allocations, layouts and planning approvals;

(b) compiling and collating geospatial information in the State, and providing products and services derived therefrom;

(c) ensuring that efficient and reliable services are made available to all stakeholders;

(d) ensuring that geospatial data conform to applicable national standards and to comparable international standards;

(e) acquiring, deploying and maintaining software and hardware for the storage, assembly, manipulation and display of geographically referenced materials; and

(f) providing such other services as are incidental to the geospatial data, land information and geospatial

records as are provided for in the regulations made under this Law;

(2) (a) Cadastral GIS and Land Information System;

(b) Data Centre;

(c) ICT;

(d) GIS Administration and Planning; and

(e) GIS Data Base, Infrastructure and Web.

Units under the GIS

(3) Cadastral GIS and Land Information System shall:

(a) develop and maintain digital cadastral databases;

(b) manage parcel boundaries, survey plans, allocation records, ownership information, land titles, layout plans;

(c) integrate survey data into GIS environment;

(d) support land registration and title processing;

(e) detect overlaps and boundary conflicts;

(f) maintain historical land records; and

(g) any other duty as may be assigned by the Director.

(4) Data Centre shall:

(a) ensure the maintenance of digital archives;

(b) ensure the maintenance of server, switches and repository; and

(c) any other duty as may be assigned by the Director.

(5) ICT shall:

(a) maintenance and repair of hard and software;

(b) training of staffs on GIS

(c) recommend acquisition of new or additional ICT infrastructure;

(d) installation and configuration of ICT infrastructure;

(e) monitor network performance and resolve fault;

(f) manage servers and internet connectivity; and

(g) any other duty as may be assigned by the Director.

(6) GIS Administration and Planning Unit shall:

(a) coordinate GIS requests from various Departments;

(b) prepare annual GIS work plans and budgets;

(c) monitor GIS projects;

(d) maintain GIS documentation and standards;

(e) coordinate inter-agency geospatial collaboration; and

(f) any other duty as may be assigned by the Director.

(7) GIS Data Base, Infrastructure and Web

(a) manage spatial databases;

(b) maintain GIS servers and applications;

(c) develop online land information portals;

(d) control data access and security;

(e) backup and recovery of GIS data; and

(f) any other duty as may be assigned by the Director.

Directorate of Administration and Pesonnel Management.

6. (1) The Directorate of Administration and Personnel Management is saddled with the responsibility of general Administration and Personnel Management of the Bureau.

Units of the Directorate of Administration and Personnel Management

(2) Units of the Directorate include:

(a) Administration;

(b) Registry;

(c) Personnel Management;

(d) Customer Service;

(e) Procurement;

(f) Store and Maintenance; and

(g) Transport.

(3) The Administration Unit is responsible for:

Functions of the Units under the Directorate of Administration.

(a) coordinating, receipt and responses to letters and circulars from other MDAs;

(b) keeping of records and minutes of meetings; and

(c) performing any other administrative assignments as may be assigned from time to time by the Director.

(4) Registry Unit is responsible for:

(a) custody of administrative files;

(b) receiving and dispatching of mails, files and keeping records;

(c) performing any other assignment as may be assigned by the Director.

(5) Personnel Management is responsible for:

(a) recruitment and training of staff;

(b) administration of staff matters;

(c) staff welfare;

(d) preparation and updating of staff nominal roll;

(e) custody of Personnel files; and

(f) any other assignment as may be assigned by the Director.

(6) Customer Service is responsible for:

(a) issuance of all land transactions application forms

(b) application Reception and Processing Support;

(c) public Enquiry and Information Services;

(d) customer Guidance on Land Services;

(e) receive complaints, suggestions, and feedback from clients;

(f) public awareness and sensitization;

(g) customer's relationship management;

(h) monitoring service delivery;

(i) records and feedback management;

(j) digital service support;

(k) notification of liabilities/demand notices;

(l) coordination with other departments; and

(m) any other assignment as may be assigned by the Director.

(7) Procurement Unit is responsible for:

(a) procurement planning;

(b) receipt of procurement requests from various Directorates;

(c) processing of procurement requests;

(d) sourcing of goods and services;

(e) coordination of tendering and contract management;

(f) ensure transparency and compliance with procurement laws and regulations;

(g) maintain database of suppliers, contractors and consultants;

(h) procurement documentation and records;

(i) capacity building role on procurement procedures; and

(j) any other assignment as may be assigned by the Director.

(8) Store and Maintenance is responsible for:

(a) store management and inventory control;

(b) building and facility maintenance;

(c) maintenance of the office equipment and furniture;

(d) issuance and distribution of materials;

(e) procurement support;

(f) coordinate disposal of unserviceable items;

(g) maintenance of safety and security of assets;

(h) maintenance planning and reporting; and

(i) any other assignment as may be assigned by the Director.

(9) Transport Unit is responsible for:

(a) management of official vehicles;

(b) transportation support for field operations;

(c) vehicle maintenance coordination;

(d) drivers' management;

(e) vehicle logistics and movement planning;

(f) security and safety of transport assets;

(g) transport records and reporting; and

(h) any other assignment as may be assigned by the Director.

Finance and Accounts Directorate

7. (1) The Directorate of Finance and Accounts is responsible for the effective management of the Bureau Financial resources, revenue administration, expenditure control, accounting services, and ensuring compliance with Financial Regulations.

(2) Units of the Directorate include:

Units of the Directorate of Finance and Accounts

(a) Revenue collection;

(b) Expenditure control and vote management;

(c) Accounts payable; and

(d) Payroll.

(3) Revenue Collection Unit is responsible for:

Functions of the Units under Finance and Accounts Directorate.

(a) managing and monitoring revenue generation from land services;

(b) confirmation of payments for land services before they are rendered by the respective Directorate;

(c) processing and accounting for: Land allocation fees, Ground rent, Consent fees, Survey fees, Title registration fees and other land-related charges;

(d) issuing revenue reports;

(e) tracking revenue collection and remittance;

(f) Identifying opportunities for improving internally generated revenue;

(g) debt and outstanding revenue tracking; and

(h) any other assignment as may be assigned by the Director.

(4) Expenditure control and vote management Unit is responsible for:

(a) budget monitoring and control;

(b) vote allocation and management;

(c) expenditure authorization and verification;

(d) commitment control;

(e) reconciliation of expenditure records;

(f) monitoring of recurrent and capital expenditure;

(g) liaison with budget and procurement units;

(h) compliance with government financial regulations;

(i) advice to management on budget control;

(j) record keeping, documentation and reporting; and

(k) any other assignment as may be assigned by the Director.

(5) Accounts payable Unit is responsible for:

(a) processing of payments

(b) verification of claims and invoices

(c) management of suppliers and contractors' payments

(d) maintenance of payable records

(e) compliance with financial regulations

(f) payment and monthly bank reconciliation

(g) grantee account management

(h) audit and compliance support; and

(i) any other assignment as may be assigned by the director.

(6) Payroll Unit is responsible for:

(a) preparation and processing of payroll;

(b) maintenance of staff salary records;

(c) verification of staff entitlements;

(d) processing of deductions;

(e) payroll reconciliation;

(f) preparation of variations;

(g) preparation of payroll reports;

(h) compliance with financial regulations;

(i) coordination with personnel unit;

(j) support for audit;

(k) monitoring of personnel costs; and

(l) any other assignment as may be assigned by the Director.

Directorate of Monitoring, Evaluation and Research

8. (1) The Monitoring, Evaluation and Research Directorate is responsible for policy planning, research, data management, monitoring, evaluation, and providing reliable information for effective decision-making in land administration and management. The Directorate serves as the Bureau's planning and intelligence centre, supporting the formulation of

policies, programmes, projects, and strategies for sustainable land development.

(2) The Directorate shall have the following Units:

Units under the Directorate of Planning, Research and Statistics.

(a) Planning, Research and Statistics;

(b) Monitoring and Evaluation (M&E);

(3) Planning, Research and Statistics Unit is responsible for:

Functions of the Units under the Directorate.

(a) Preparing the Bureau's short, medium, and long-term budgets;

(b) coordinating departmental work plans and programmes;

(c) developing strategies for improving land administration services;

(d) preparing annual action plans and implementation frameworks;

(e) monitoring implementation of approved programmes;

(f) coordinate planning activities inline with government development plans;

(g) advising management on policy direction and priorities; and

(h) any other assignment as may be assigned by the Director.

(4) Monitoring and Evaluation (M&E) Unit is responsible for:

(a) monitoring implementation of Bureau projects and programmes;

(b) evaluating performance against targets and indicators;

(c) preparing progress reports;

(d) identifying challenges affecting project delivery;

(e) recommending corrective measures;

(f) tracking effectiveness of land administration reforms; and

(g) any other assignment as may be assigned by the Director.

9. (1) The following are the units under the Office of the Director General: *Units under the Office of the Director General.*

(a) Legal Services/Board Secretary

(b) Public Relation

(c) Internal Audit

(d) Printing of Certificate of Occupancy (C of O);

(2) The duties of the Legal Unit shall include the following:

(a) proffering legal advice on land-related matters and issues;

(b) reviewing laws, regulations and policies affecting land administration with the aim of making recommendation for reforms; *Functions of Legal Unit.*

(c) drafting and reviewing legal documents;

(d) legal representation in Court cases related to Land disputes;

(e) monitoring compliance with land laws, regulations and policies;

(f) collaborating with Stakeholders on land policy issues;

(g) researching into land laws and policies;

(h) engaging Ministries, Departments Agencies and landowners with a view to reaching amicable settlement;

(i) holding conferences with witnesses in land matter before trial proceedings in court;

(j) frontloading appropriate processes and documents in respect of land cases in the court;

(k) exploring alternative dispute resolution mechanisms with landowners with a view of reaching amicable settlement; and

(l) any other assignment as may be assigned by the Director General.

(3) The duties of the Public Relation Unit shall include the following:

(a) dissemination of information to the public;

(b) media relations;

(c) public awareness and sensitization;

(d) stakeholder relations;

(e) events and protocol management;

(f) crisis communication and reputation management;

(g) handle digital communication and social media; and

(h) any other assignment as may be assigned by the Director General.

(4) The duties of Internal Audit shall include the following:

(a) preparation of annual audit plan;

(b) financial audit;

(c) revenue audit;

(d) expenditure and procurement audit;

(e) compliance audit;

(f) land administration process audit;

(g) internal control audit;

(h) ICT/system audit;

(i) asset audit and verification;

(j) investigation;

(k) reporting and follow-up;

(l) risk management support; and

(m) any other assignment as may be assigned by the Director General.

(5) The duties of Certificate of Occupancy (C of O) Printing shall include the following:

(a) printing of approved certificates;

(b) verification of title information before printing;

(c) security and control of title documents;

(d) quality control and inspection;

(e) printing of other land instruments;

(f) record keeping and title tracking;

(g) document issuance support;

(h) reporting; and

(i) any other assignment as may be assigned by the Director General.

Statutory Committee.

10. Land Use and Allocation Committee (LUAC), reports directly to the Governor, shall be responsible for:

Functions of Land Use and Allocation Committee.

(a) advising the Governor on any matter connected with the management of lands as listed below:

(i) all land in urban areas; and

(ii) all other lands, subject to the Act, under the control and management of the Local Government, within the area of jurisdiction of which the land is situated.

(b) advising the Governor on any matter connected with the resettlement of persons affected by the revocation of rights of occupancy on the ground of overriding public interest under this Act; and

(c) determining disputes as to the amount of compensation payable under the Act for improvements on land.

SCHEDULE II

(Section 17)

1. The Governing Board shall meet not less than twelve (12) times a year and such meetings shall be summoned by the Chairman, and if the Chairman is requested to do so by notice given to him by not less than four (4) members, he shall summon a meeting of the Board to be held fourteen (14) days from the date on which the notice is given. *Meetings of the Governing Board.*

2. At any meeting of the Board, the Chairman shall preside but, in his absence, the Director General shall preside at the meeting subject to the Chairman's delegation of his powers. *Chairman to preside at meetings*

3. The quorum for meetings of the Board shall be the Chairman and two third ($^2/_3$) of other members. *Quorum at meetings of the Board*

4. Whereupon any specific issue or occasion the Board desires to obtain the advice of any person on a particular matter, the Board shall co-opt such a person as a member for such period as it deems fit, and that person so co-opted by virtue of this section shall be entitled to vote at any meeting of the Board and shall not count towards determination of a quorum. *Co-opted Members*

5. (1) Where a vacancy occurs in the Board as a result of a member not completing his term, such vacancy shall be filled within a period not exceeding three months. *Vacancies*

   (2) The appointment shall be made in accordance with the procedure set out in Section 11 of this Law, and the person so appointed shall hold office for the unexpired portion of the term of the member whose vacancy is being filled.

6. (1) The Board shall appoint one or more committees to carry out on behalf of the Board, some of its functions as the Board shall determine.

Committees of the Board

(2) A committee appointed under this Section shall consist of at least one member of the Board, as shall be determined by the Board, and a person other than a member of the Board shall hold office in the committee in compliance with the terms of his appointment.

(3) A decision of a committee of the Board shall be of no effect until it is confirmed and ratified by the Board.

AUTHENTICATION BY THE CLERK OF THE HOUSE

The above printed impression has been carefully compared by me with the Bill that has been passed by the Kogi State House of Assembly and found to be a true and correctly printed copy of the said Bill.

ALH. CHOGUDO SULE AHMED *MBA, FCTI, FCNA*
HEAD OF LEGISLATIVE SERVICE/CLERK OF THE HOUSE

RT. HON. ALIYU UMAR YUSUF
SPEAKER

I assent this 28th day of October 2026.

ALHAJI AHMED USMAN ODODO
GOVERNOR OF KOGI STATE.

Date: 28/10/2026