

VISION:

Optimization of Geospatial Technology In the Attainment of Infrastructural Provision for Sustainable Economic Growth and Social Development of the State.

MISSION:

Ensuring the Development of Geospatial Information for Sound Decision-Making and Good Governance.

FUNCTIONS OF THE OSSG:

The primary function of the Office of the State Surveyor-General is to provide an accurate survey framework to facilitate the registration of Titles under the Land Use Act. The Office is charged, amongst others, with responsibilities including:

1. Initiate, formulate, execute, monitor and evaluate policies relating to Land Survey Matters.
2. Establishment of second and third order control networks (Horizontal and Vertical).
3. Planning and Mapping from aerial photographs and any other remote sensing technology.
4. Perimeter, topographic and detailed survey of schemes, acquisition, revocation, etc.
5. Archiving of plans of private parcels of land produced by private practicing registered surveyors.
6. Issuance of parcel status on properties.

OUR PRODUCTS & SERVICES:

S/N	Products and Services	Timelines
1	Topographical Survey	≤ 60 days depending on size
2	Layout Survey of Schemes	≤ 60 days depending on size
3	Land Information Certificate	≤ 20 days
4	Charting Information Report	≤ 4 days
5	Acceptance/Lodgement of Record Copies	≤ 20 days
6	Certified True Copies of Survey Plans	≤ 10 days
7	Investigative Survey Services	≤ 20 days
8	Surveyor-General's Consent to Survey	≤ 10 days
9	Governor's Consent to assignment for mortgages/ leases (Charting status determination) and subsequent transactions	≤ 10 days
10	Subdivision Survey (Subsequent transactions in Government Schemes)	≤ 20 days
11	Sales of Maps (Ortho Photos, Digital Maps etc)	≤ 10 days
12	Deed plans of all Government Schemes and Government Allocation	≤ 20 days
13	Drainage Clearance (Public Works Corporation , Office of Drainage Services)	≤ 10 days
14	Preparation of Composite plans - (Litigants, Judiciary (Court), EFCC, NPF)	≤ 20 days
15	Preparation of Survey descriptions for Village Excisions, Acquisitions, Revocations etc.	≤ 10 days
16	Preparation of Claim sheets and Surveys for compensation on Acquisition	≤ 10 days
18	Survey description for ROW (Route, Pipeline, Gas line) -(DPR for Oil and Gas Companies)	≤ 10 days

*See Appendix 1 for the cost estimates of the products and Services below

REQUIREMENTS FOR OUR SERVICES

S/N	Services	Documents required
1	<u>Land Information Certificate</u>	<ul style="list-style-type: none"> I. Application Letter II. A registered Survey Plan III. Development levy / Tax payer ID/TIN (for registered companies)
2	<u>Charting Information Report</u>	<ul style="list-style-type: none"> I. Application Letter II. a sketch/provisional Survey Plan
3	<u>Certified True Copy</u>	<ul style="list-style-type: none"> I. Application Letter II. a copy of the Survey Plan
4	<u>Investigative Survey</u>	<ul style="list-style-type: none"> I. Application Letter II. The Registered Survey Plan(s)
5	<u>Surveyor-General's Consent to Survey</u>	<ul style="list-style-type: none"> I. Submission of a Requisition Form by a registered surveyor II. A sketch /provisional survey plan
6	<u>Governor's Consent:</u> Mortgages - Survey Plan attached to a registered title document <ul style="list-style-type: none"> • Leases/Subsequent Transaction Requirements 	<ul style="list-style-type: none"> I. CTC of the Assignor's Survey Plan II. Assignee's Survey Plan III. Evidence of record copy lodgment of assignee's Survey Plan IV. Location map V. Site picture

LAGOS STATE GOVERNMENT
OFFICE OF THE STATE SURVEYOR GENERAL

SCHEDULE OF SURVEY FEES

INDEX

1. Land Information Fee.
2. Lodgment of record copy
3. Charting Information Certificate & Surveyor General's Consent to Survey
4. Charting fee for Governor's Consent Application
5. Ortho-photo Scale I: 2000
6. Geographical Information fees
7. Chargeable Fees for Agric Land Allocation
8. Chargeable Fees for Sub-division Survey
9. Composite Plan + Inspection Subsequently

1. LAND INFORMATION CERTIFICATE

0	2000m2	N10,000.00
2001m2	5000m2	N15,000.00
5001m2	1 Hectare	N20,000.00
1 Hectare	2 Hectares	N25,000.00
2 Hectares	3 Hectares	N30,000.00
3 Hectares	4 Hectares	N40,000.00
4 Hectares	8 Hectares	N60,000.00
8 Hectares	20 Hectares	N80,000.00
20 Hectares	30 Hectares	N100,000.00
30 Hectares	100 Hectares	N150,000.00
Above 100 Hectares		N250,000.00

Note: Commercial and Industrial will pay double (X2) the fee of the above

2. LODGMENT OF RECORD COPY

N1,000.50K/ Copy

Note: Lodgment of a Layout Plan depends on the number of plots

3. CHARTING INFORMATION CERTIFICATE & SURVEYOR GENERAL'S CONSENT TO SURVEY FEE - Half the chargeable fee for Land Information

I. CHARTING INFORMATION CERTIFICATE

0	2000m2	N5,000.00
2001m2	5000m2	N7,500.00
5001m2	1 Hectare	N10,000.00
1 Hectare	2 Hectares	N12,500.00
2 Hectares	3 Hectares	N15,000.00
3 Hectares	4 Hectares	N20,000.00
4 Hectares	8 Hectares	N30,000.00
8 Hectares	20 Hectares	N40,000.00
20 Hectares	30 Hectares	N50,000.00
30 Hectares	100 Hectares	N75,000.00
Above 100 Hectares		N125,000.00

7. CHARGEABLE FEES FOR AGRIC LAND ALLOCATION

IKEJA/IKORODU

0 -	1000m2	N350,000.00
1001m2 -	2000m2	N450,000.00
2001m2-	3000m2	N550,000.00
3001m2-	5000m2	N650,000.00
5001m2-	1 Ha	N750,000.00

PLEASE NOTE FOR EXCESS OF MORE THAN 1Ha MULTIPLY BY N30, 000.00/Ha

BADAGRY/EPE

0 -	1000m2	N200,000.00
1001m2 -	2001m2	N300,000.00
2001m2-	3000m2	N450,000.00
3001m2-	5001m2	N550,000.00
5001m2-	1 Ha	N650,000.00

PLEASE NOTE FOR EXCESS OF MORE THAN 1Ha MULTIPLY BY N25, 000.00/Ha

8 .CHARGEABLE FEES FOR SUB-DIVISION SURVEY

<u>ZONE 1</u>	<u>TOTAL COST</u>	<u>LIST OF AREAS WITHIN THE ZONE</u>
UP TO 1000MS	N400, 000	IPAJA/AYOBO, IKORODU GRA 3
1001 TO 2000M ²	N500, 000	ODONLA (1,2,3,4), IKORODU GRA 2,IGBOGBO, EWU-ELEPE, ISIU, IMOTA AGBOWA, BADAGRY, EPE AREA
2001 TO 3000M ²	N700, 000	
3001 TO 4000M ²	N900, 000	
4001 TO 5001M ²	N1, 100, 000	

5001 – 1Ha

N1, 200 000

SIZE	NO. OF HA	CUMMULATIVE AREA	RATE/HA	TOTAL COST	CUMMULATIVE COST
UP TO 1 Ha	1Ha	1Ha	N1,200,000/Ha	N1,200,000	N1,200,000
NEXT 4Ha	5Ha	5Ha	N1,500,00/Ha	N750,000	N1,950,000
NEXT 10Ha	5Ha	10Ha	N100,000/Ha	N500,000	N2,450,000
NEXT 11 – 15Ha	5Ha	15Ha	N50,000/Ha	N250,000	N2,700,000
NEXT 16 – 20Ha	5Ha	20Ha	N25,000/Ha	N100,000	N2,800,000

NOTE:

For area in excess of 20 Hectares, additional fee of five hundred thousand naira only (N500, 000) per Hectare should be charged.

The table gives the cost of perimeter survey in open savannah region, for deciduous zone and swamp multiply by a factor of 1.5 and 2.0 respectively.

For Corporate Body the cost above is multiplied by 2

ZONE 3**TOTAL COST****LIST OF AREAS WITHIN THE ZONE**

UP TO 1000MS

N600, 000

LEKKI PHASE 2, OMOLE II

ABIJO GRA PHASE 2, MAGODO

PHASE(ISHERI) OGUDU PHASE 2

1001 TO 2000M²

N800, 000

AMUWO ODOFIN WEMABOD

ESTATES, GBAGADA PHASE 1

OSHODI/ISOLO, OKO OBA,

2001 TO 3000M²

N1, 000,000

OKO-ORISAN, OWORONSHOKI

SCHEME; ISHERI NORTH

3001 TO 4000M²

N1, 200,000

IBEREKODO SCHEME

4001 TO 5001M²

N1, 400,000

5001 – 1Ha

N1, 600,000

SIZE	NO. OF HA	CUMMULATIVE AREA	RATE/HA	TOTAL COST	CUMMULATIVE COST
UP TO 1 Ha	1Ha	1Ha	N1,600,000/Ha	N1,600,000	N1,600,000
NEXT 4Ha	5Ha	5Ha	N500,000/Ha	N2,000,000	N3,600,000
NEXT 10Ha	5Ha	10Ha	N300,000/Ha	N1,500,000	N5,100,000
NEXT 11 – 15Ha	5Ha	15Ha	N200,000/Ha	N1,000,000	N6,100,000
NEXT 16 – 20Ha	5Ha	20Ha	N100,000/Ha	N500,000	N6,600,000

NOTE:

Applying the table, any area from one hectare above, apply flat rate of N1,600,000 (one million, six hundred thousand naira only) as the starting point and the cumulative cost analysis to cost the excess hectares.

For area in excess of 20 Hectares charge additional fee of one million naira only (N1, 000, 000) per Hectare.

The table gives the cost of perimeter survey in open Savannah Region, for deciduous zone and swamp multiply by a factor of 1.5 and 2.0 respectively.

For cooperate body the cost above is multiply by 2.

<u>ZONE 4</u>	<u>TOTAL COST</u>	<u>LIST OF AREAS WITHIN THE ZONE</u>
UP TO 1000MS	N1, 500,000	IKEJA GRA APAPA, IKOYI, VICTORIA ISLAND, BANANA ISLAND, LEKKI FORESHORE
1001 TO 2000M ²	N2, 000,000	PARKVIEW, OSBORNE, ILUPEJU
2001 TO 3000M ²	N2, 400,000	
3001 TO 4000M ²	N3, 000,000	
4001 TO 5001M ²	N3, 500,000	
5001 – 1Ha	N4, 000,000	

SIZE	NO. OF HA	CUMMULATIVE AREA	RATE/HA	TOTAL COST	CUMMULATIVE COST
UP TO 1 Ha	1Ha	1Ha	N4,000,000/Ha	N4,000,000	N4,000,000
NEXT 4Ha	4Ha	5Ha	N250,000/Ha	N1,000,000	N5,250,000
NEXT 10Ha	5Ha	10Ha	N200,000/Ha	N800,000	N6,250,000
NEXT 11 – 15Ha	5Ha	15Ha	N100,000/Ha	N400,000	N6,750,000
NEXT 16 – 20Ha	5Ha	20Ha	N50,000/Ha	N200,000	N6,950,000

For area in excess of 20 Hectares charge additional fee of one million naira only (N1, 000, 000) per Hectare.

NOTE:

The table gives the cost of perimeter survey in open Savannah Region, for deciduous zone and swamp multiply by a factor of 1.5 and 2.0 respectively.

The above applies only to individual; if it is co-operate body it is multiply by 2.

<u>ZONE 5</u>	<u>TOTAL COST</u>	<u>LIST OF AREAS WITHIN THE ZONE</u>
UP TO 1000MS	N750,000	LEKKI PHASE 1, MAGODO
1001 TO 2000M ²	N1,000,000	PHASE 2, OMOLE PHASE 1 GBAGADA PHASE I & II
2001 TO 3000M ²	N1,200,000	ILUPEJU, OGUDU GRA I & II
3001 TO 4000M ²	N1,500,000	
4001 TO 5001M ²	N1,750,000	
5001 – 1Ha	N2,000,000	

SIZE	NO. OF HA	CUMMULATIVE AREA	RATE/HA	TOTAL COST	CUMMULATIVE COST
UP TO 1 Ha	1Ha	1Ha	N2,000,000	N2,000,000	N2,000,000
NEXT 4Ha	4Ha	5Ha	N250,000/Ha	N1,000,000	N3,250,000
NEXT 10Ha	5Ha	10Ha	N125,000/Ha	N625,000	N3,875,000
NEXT 11 – 15Ha	5Ha	15Ha	N62,500/Ha	N312,500	N4,187,500
NEXT 16 – 20Ha	5Ha	20Ha	N31,250/Ha	N156,250	N4,343,750

For area in excess of 20 Hectares charge additional fee of one million naira only (N1, 000, 000) per Hectare.

NOTE:

The table gives the cost of perimeter survey in open Savannah Region, for deciduous zone and swamp multiply by a factor of 1.5 and 2.0 respectively.

The above applies only to individual; if it is co-operate body it is multiply by 2.

9. PREPARATION OF COMPOSITE PLAN (LITIGATION)

Minimum of N50, 000.00 per litigant but subject to change depending on the number of litigants and area (m²) of the land involved.