

PREAMBLE:

The need to standardize the costing of Cadastral Survey works informed the introduction of Cadastral Survey Practice Policy in Lagos State. The Maiden Edition of the Policy was reviewed in June 2007, while another Review exercise was carried out in April 2012. Prevailing economic realities necessitated another review in 2017.

However, present economic situation brought to the fore the ever growing gap between the remunerations for Survey Services and economic realities. There is the need therefore for a review of the 2017 Edition to meet with the present economic realities. Surveyors are therefore advised to comply with the provisions of the 2024 Policy and be very ethical in their costing of Cadastral Survey works. The amounts indicated are the MINIMUM SURVEY FEES. Surveyors are enjoined to put the interest of the Profession and its Practitioners above the personal interest at all times.

Lagos State is now divided into 4 zones as against the 3 in previous reviews. This is because most of the Local Government Areas are developing rapidly and so the variables of economic development and value of Land and Property in each area have become very dynamic. The drive by government to ensure the achievement of its Sustainable Development Goals and the attainment of the Mega City status have brought so much development to the State.

The 2024 Scale of Fees Review has also included Strata Surveys (Multi-Level Building Surveys) and it has provided instruction for costing.

This Review becomes operative from 1st day of January 2024.

1.1 COMPONENTS OF CADASTRAL SURVEYS

The Categories include the following:

- i. Perimeter Survey of all cadre(s)
- ii. Details Survey
- iii. As-Built Survey
- iv. Lay-out Survey
- v. Re-establishment of Beacon(s)
- vi. Litigation Survey
- vii. Engineering Survey and
- viii. Strata Survey (Multi-Level Building Surveys)

1.2 ZONING:

Lagos State is now divided into Four (4) Zones. This is because most of the Local Government Areas are developing rapidly and the variables of economic development and value of Land and Property in each area are very dynamic.

1.3 INDICES FOR COSTING:

The Indices for costing Survey Projects include but are not limited to the following:

1. Job content
2. Personnel
3. Instrumentation
4. Transportation and Logistics
5. Materials
6. Value of Land
7. Type of Vegetation
8. Professional Development and Administration Charges
9. Contingencies

2.0 SCHEDULE OF FEES

2.1 **Zone A**

1. Apapa LGA
2. Eti-Osa LGA
3. Ikeja LGA
4. Lagos Island
5. Waterfront properties (200m Corridor)
 - Atlantic Ocean
 - Lagos Lagoon
 - Badagry Creek
6. Properties along major highways(100m Corridor)
 - Ikorodu Road - from Costain roundabout to Maryland(odo-iyaloro)
 - Lagos/Badagry Expressway - from Orile-Iganmu to LASU Gate
 - Apapa/Oshodi Expressway - from Apapa/Tin Can Port to Ifako-Gbagada
 - Muritala Muhamed Airport Road
 - Agege Motor Road - from Ojuelegba to Ile Zik Intersection
 - Lagos/Abeokuta Expressway - from Ile Zik Intersection to Abule-Egba (By Jubilee Bridge)
 - Lagos/Ibadan Expressway - from foot of 3rd Mainland Bridge to Lagos-Ogun boundary.

S/NO	PLOT SIZE	MINIMUM SURVEY FEE (N)
1	0 – 700 SQ. MTR.	1,575,000.00
2	701 – 1500 SQ. MTR.	2,105,400.00
3	1501 – 2100 SQ.MTR.	2,635,875.00
4	2101 – 2800 SQ.MTR.	3,153,465.00
5	2801 – 3500 SQ.MTR.	3,619,825.00
6	3501 – 4200 SQ.MTR.	4,086,180.00
7	4201 – 5000 SQ.MTR.	4,132,828.00
8	5001 – 1 HA	5,124,695.00
9	1.01 – 2 HA	6,720,670.00
10	2.01 – 4 HA	9,773,785.00
11	4.01 – 6 HA	12,826,900.00
12	6.01 – 8 HA	15,880,010.00
13	8.01 – 10 HA	18,933,125.00
14	10.01 – 15 HA	21,933,125. 00
15	15.01 – 20 HA	23,933,125. 00
16	20.01 – 25 HA	27,933,125. 00
17	25.01 – 30 HA	30,933,125. 00
18	30.01 – 35 HA	33,933,125. 00
19	35.01 – 40 HA	36,933,125. 00
20	40.01 – 45 HA	39,933,125. 00
21	45.01 – 50 HA	42,933,125. 00

For additional Hectares, the Surveyor shall charge 400,000.00 Naira per Hectare.

2.2 **ZONE B**

1. Kosofe LGA
2. Lagos Mainland LGA
3. Mushin LGA
4. Surulere LGA
5. Somolu LGA
6. Properties Along Ikorodu Road within 100m corridor(from Maryland to Ikorodu Roundabout)
7. Properties Along Lekki Epe Expressway within 200m corridor, From Abijo (Eti-Osa/Ibeju-Lekki boundary) to Epe T-Junction

S/NO	PLOT SIZE	MINIMUM SURVEY FEE (N)
1	0 – 700 SQ. MTR.	1,000,000.00
2	701 – 1500 SQ. MTR.	1,336,700.00
3	1501 – 2100 SQ.MTR.	1,673,570.00
4	2101 – 2800 SQ.MTR.	2,002,200.00
5	2801 – 3500 SQ.MTR.	2,298,300.00
6	3501 – 4200 SQ.MTR.	2,594,400.00
7	4201 – 5000 SQ.MTR.	2,890,500.00
8	5001 – 1 HA	3,584,220.00
9	1.01 – 2 HA	4,700,455.00
10	2.01 – 4 HA	6,835,870.00
11	4.01 – 6 HA	8,971,285.00
12	6.01 – 8 HA	11,106,700.00
13	8.01 – 10 HA	13,242,200.00
14	10.01 – 15 HA	15,242,200.00
15	15.01 – 20 HA	18,242,200.00
16	20.01 – 25 HA	20,242,200.00
17	25.01 – 30 HA	23,242,200.00
18	30.01 – 35 HA	25,242,200.00
19	35.01 – 40 HA	28,242,200.00
20	40.01 – 45 HA	30,242,200.00
21	45.01 – 50 HA	33,242,200.00

For additional Hectares, the Surveyor shall charge 300,000.00 Naira per Hectare.

2.3 ZONE C

1. Agege LGA
2. Alimosho LGA
3. Amuwo-Odofin LGA
4. Ibeju-Lekki LGA
5. Ifako-Ijaiye
6. Oshodi / Isolo LGA
7. Ojo LGA
8. Properties Along Lagos / Badagry Expressway within 200m corridor (from LASU Gate to Badagry Roundabout).

S/NO	PLOT SIZE	MINIMUM SURVEY FEE (N)
1	0 – 700 SQ. MTR.	750,000.00
2	701 – 1500 SQ. MTR.	1,002,590.00
3	1501 – 2100 SQ.MTR.	1,255,180.00
4	2101 – 2800 SQ.MTR.	1,501,650.00
5	2801 – 3500 SQ.MTR.	1,723,725.00
6	3501 – 4200 SQ.MTR.	1,945,800.00
7	4201 – 5000 SQ.MTR.	2,167,875.00
8	5001 – 1 HA	2,688,165.00
9	1.01 – 2 HA	3,525,340.00
10	2.01 – 4 HA	5,126,900.00
11	4.01 – 6 HA	6,728,465.00
12	6.01 – 8 HA	8,330,025.00
13	8.01 – 10 HA	9,931,590.00
14	10.01 – 15 HA	11,931,590.00
15	15.01 – 20 HA	13,931,590.00
16	20.01 – 25 HA	15,931,590.00
17	25.01 – 30 HA	17,931,590.00
18	30.01 – 35 HA	19,931,590.00
19	35.01 – 40 HA	21,931,590.00
20	40.01 – 45 HA	23,931,590.00
21	45.01 – 50 HA	25,931,590.00

For additional Hectares, the Surveyor shall charge 200,000.00 Naira per Hectare.

2.4 ZONE D

1. Ajeromi-Ifelodun LGA
2. Badagry LGA
3. Epe LGA
4. Ikorodu LGA

S/NO	PLOT SIZE	MINIMUM SURVEY FEE (N)
1	0 – 700 SQ. MTR.	425,000.00
2	701 – 1500 SQ. MTR.	529,625.00
3	1501 – 2100 SQ.MTR.	768,770.00
4	2101 – 2800 SQ.MTR.	956,985.00
5	2801 – 3500 SQ.MTR.	1,118,350.00
6	3501 – 4200 SQ.MTR.	1,279,720.00
7	4201 – 5000 SQ.MTR.	1,451,660.00
8	5001 – 1 HA	1,858,790.00
9	1.01 – 2 HA	2,533,920.00
10	2.01 – 4 HA	3,820,970.00
11	4.01 – 6 HA	5,108,010.00
12	6.01 – 8 HA	6,395,050.00
13	8.01 – 10 HA	7,682,100.00
14	10.01 – 15 HA	8,932,100.00
15	15.01 – 20 HA	10,182,100.00
16	20.01 – 25 HA	11,432,100.00
17	25.01 – 30 HA	12,682,100.00
18	30.01 – 35 HA	13,921,100.00
19	35.01 – 40 HA	15,182,100.00
20	40.01 – 45 HA	16,142,100.00
21	45.01 – 50 HA	17,682,100.00

For additional Hectares, the Surveyor shall charge 100,000.00 Naira per Hectare.

2.5 STRATA SURVEY (MULTI - LEVEL BUILDINGS SURVEY)

For each Unit in the Building, it shall be regarded as a '**DISTINCT / SEPARATE SURVEY**' and the Cost of Survey shall be based on the location of the Property according to the '**ZONE**'.

2.6 LAYOUT SURVEYS

NO	NO. OF PLOTS	MINIMUM SURVEY FEE
1	1 TO 10	80% OF TOTAL COST
2	11 TO 20	75% OF TOTAL COST
3	21 TO 40	70% OF TOTAL COST
4	41 TO 60	65% OF TOTAL COST
5	61 TO 80	60% OF TOTAL COST
6	81 TO 100	55% OF TOTAL COST
7	ABOVE 100	50% OF TOTAL COST

NOTES:

1. The above quoted **Minimum Survey Fee** are for **Private Titles**.
2. The **Minimum Survey Fee** for all **Commercial and Industrial Titles** are **DOUBLE** the above quoted figures.
3. Mandatory Payments to the Institution shall be 80% of the Minimum Survey Fee.

2.7 **DETAILS SURVEY:** The Surveyor shall charge minimum of **75% of the Minimum Survey Fee**.

2.8 **AS-BUILT SURVEY:** This is a Developed Property. The Cost shall be minimum of 120% of the **Minimum Survey fee**.

2.9 **RE-ESTABLISHMENT OF BEACONS:** The Cost of re- establishment of Beacons shall be negotiable but not less than the value obtained using the formula below-

$$D=(x/y)2z$$

Where D = Cost of Re-establishment.

X = Number of Missing Beacons.

Y = Total Number of Boundary Beacons.

Z = Cost of Perimeter Survey.

3.0 LITIGATION SURVEYS:

Litigation Survey is divided into Two parts:

- (i) Compilation of Plans and
- (ii) Court Appearance

The Minimum Cost shall be as follows:

3.0.1. COMPILATION:

50% of Minimum Survey Fee of producing each Survey Plan.

3.0.2. COURT APPEARANCE:

For Individuals: N200,000.00 per appearance within Surveyor's Locality and **N300,000.00** per appearance outside Surveyor's Locality.

For Corporate Bodies: **N500,000.00** per appearance within Surveyor's Locality.

and **N1,000,000.00** per appearance outside Surveyor's Locality.

3.1 ENGINEERING SURVEY: For the costing of Engineering Survey, the Surveyor shall refer to the National Scale of Fees (subsisting Edition)

3.2 CHANGE OF TITLE: Survey shall be treated as Fresh Survey. The **Minimum Survey Fee** shall be 75% of what obtains for Fresh Surveys.

3.3 CONTINGENCY: 10% of total cost of the project.

3.4 EXTRA- COPIES: It shall be produced by the Surveyor at the rate of 10% of the Minimum Survey Fee per copy based on the Zone and the size of the property.

3.5 PLAN REVALIDATION / UPDATE / AMENDMENTS: Any Survey Plan requiring Revalidation/Update shall be charged at **75% of the Minimum Survey Fee.**

3.6 DELIVERY: 3 Papers and 2 Clothes of Survey Plans shall be produced and delivered to Client

4.0 TECHNICAL CONDITIONS FOR PERIMETER SURVEY:

- (a) All Surveys must be tied to Government Beacons.
- (b) Survey Plans must conform with the provisions of SURCON ACT & subsequent amendments.
- (c) Where existing Beacon(s) is (are) found by the boundaries of the Property being surveyed, the Reference Plan Number of the Survey Plan containing such Beacon(s) shall be quoted on the Record Copy of the property being surveyed. The Record Copy submission of the Reference Plan Number that was quoted shall be confirmed by the Lagos State Office of the Surveyor-General.

5.0 TECHNICAL CONDITIONS FOR LAYOUT SURVEY.

- (a) The Technical conditions stated under section 3.0 are applicable
- (b) The Printed Copy of the provisionally approved Layout Plan being submitted for Special Beacon Numbers must be attached. The Layout Beacon Sheet must be signed and dated by the Surveyor.

6.0 RECORD COPY SUBMISSION

- (a) Practising Surveyors are to ensure Submission / Lodgment of Record Copies of Survey Plans prepared by them in line with subsisting Laws. No Surveyor will be attended to at The Branch Secretariat in a new Quarter unless at least 70% of the Record Copies of Survey Plans prepared in the previous Quarter had been lodged.
- (b) Record Copies can be submitted in Hard or Soft Copies as provided for in subsisting Laws.

7.0 SPECIAL BEACON NUMBERS

- (a) Practising Surveyors are entitled to collect Special Numbers through an Application for either Perimeter or Layout Survey of property if the number of Beacons needed for a Property is seventeen (17) and above.
- (b) Approval for Special Numbers shall be based on payment of specified Fee to the Branch for Site inspection.
- (c) Non Resident Surveyors are only entitle to apply for one Special Number Request in a quarter.

8.0 COLLECTION OF BEACON NUMBERS BY PROXY

Practising Surveyors are to collect Beacon Numbers and Special Beacon Numbers in person except:

(a) Fellows of the Institution who are Financial.

(b) Members of the Institution who are above 65 years of age and are found to be Active and Financial. For this Category, exception will be granted only through an Application.

(c) Such Proxies shall be persons Registrable by SURCON

8.1 Beacon Numbers shall NOT be allocated to Corporate Organizations.

8.2 Collection of Beacon Numbers by non-Resident Practitioners can be made at once but must be supported with Titles and Locations of Property.

8.3 Request for Beacon Numbers is to be made on Original Letter headed paper of the Company and not Photocopies and must be supported with a Provisional Survey Plan signed by the Practising Surveyor.

9.0 **WORKING HOURS**

Working hours for NIS - Lagos State Branch Secretariat and SSEC Office is 8:00 a.m to 3:00 p.m. every working day of the Week. There shall be no collection of Beacon Numbers on Fridays.

10.0 **ANNUAL REGISTRATION WITH SURCON**

Only Practising Surveyors whose Names are published in Newspapers by SURCON as being eligible to practise in the fiscal year shall be attended to at the Secretariat.

11.0 **PAYMENTS**

NO CASH PAYMENT is to be made at the Secretariat. All payments shall be by Certified Bank Drafts, Bank Tellers or Personal Cheques, or by Electronic transfer.

12.0 **RETURNED CHEQUES**

Any Cheque issued by any Practitioner to the Branch but is returned to the Branch by our Bankers for ANY reason will attract a fine of One Hundred Thousand Naira (N100,000.00) only and the payment will either be in Bank Draft or Bank Teller. No transaction will be entered into the erring Surveyor's Account at the Secretariat until the fine is paid.

13.0 **COMMENCEMENT DATE**

The 2024 Reviewed Cadastral Survey Practice Policy in Lagos State as approved by the Lagos State Branch of Nigerian Institution of Surveyors shall commence on the 1st day of January, 2024.

SURV. OLUKOLADE KASIM, fnis
CHAIRMAN



NIGERIAN INSTITUTION OF SURVEYORS
LAGOS STATE BRANCH
JULY 1, 2024 (REVISED EDITION)