

MAJOR PROBLEMS BUYERS FACE WHEN BUYING LAND IN ABUJA: AND HOW TO AVOID THEM

Despite the structured system, land transactions in Abuja still carry significant risks. Buyers can face issues such as fake documents, double allocations, unverified sellers, and non-compliance with zoning or development rules. Understanding these risks and taking proper verification steps is essential to protect your investment.

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1. FAKE DOCUMENTS

Forgery remains one of the biggest threats in Abuja real estate. Recent government enforcement actions have invalidated hundreds of land files that failed authenticity checks (Premium Times, 2025). Buyers who skip verification put themselves at serious risk of losing their investment.

2. DOUBLE ALLOCATION

One of the most common scams in Abuja real estate is double allocation, where the same plot is sold to multiple buyers.
Warning signs include:

- Multiple agents showing the same land
- Pressure to pay immediately
- Difficulty or inability to meet the actual owner

At De Velli, we ensure every property is verified, properly allocated, and registered in AGIS, so our clients never face disputes or competing claims. Buying with us means your investment is secure from double allocation risks

3. BUYING FROM UNAUTHORIZED SELLERS

Not everyone in possession of land has the legal right to sell it. Buying from the wrong person can lead to lost investments and legal disputes.
Before purchasing, always confirm:

- The identity of the allottee
- Corporate authority if the land is company-owned
- That the title is properly registered in AGIS

4. FAILURE TO PAY STATUTORY FEES

Many buyers assume that paying for land ends their obligations. In Abuja, however, failure to pay statutory fees like annual ground rent can lead to revocation of your title (FCTA Land Administration Guidelines, 2025).

5. NON DEVELOPMENT

Land allottees are required to develop within a specified period or risk losing the allocation. This policy was introduced to stop land hoarding.



FEATURE STORY: THE PLOT THAT DISAPPEARED

Mr. Bello invested in land through a cooperative society in a fast growing satellite town around Abuja. The offer looked legitimate and affordable, and the cooperative issued him:

- An allocation letter
- A payment receipt
- A survey copy

Satisfied with the documents, he did not visit the site or conduct any verification. To him, the paperwork was enough proof of ownership.
Two years later, he decided to inspect the land and begin development. What he found was shocking. The entire layout had been reallocated by the authorities. New allottees were already processing their titles.
When he made inquiries, he discovered the truth. The cooperative had never obtained official approval for the layout. The documents given to members were only internal papers and had no recognition in AGIS.
Mr. Bello had no legal title, no plot, and no compensation.
His experience highlights a common risk in Abuja real estate. Cooperative allocation does not equal government allocation. If a property is not approved and registered in AGIS, it does not legally exist.

Lesson: Always verify the layout approval, title status, and AGIS registration before paying for any cooperative land.

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WHAT TO CONSIDER BEFORE BUYING LAND

A serious buyer must check:

1. Title verification at AGIS.
2. Land use zoning.
3. Seller’s authority.
4. Development control status.
5. Infrastructure plan.
6. Ground rent history.
7. Physical inspection.
8. Professional legal review.

If any of these steps are skipped, the risk increases.

FINAL WORD

Do not let your land disappear on paper. At De Velli, every property is government approved, AGIS-registered, and fully verified before it gets to you. Invest with certainty, not assumptions. SEO Stronger one.