

COMMUNIQUE OF THE 9TH MEETING OF THE NATIONAL COUNCIL ON LANDS, HOUSING AND URBAN DEVELOPMENT, HELD AT THE ELIEL CENTRE, RAYFIELD, JOS, PLATEAU STATE ON THURSDAY, 29TH APRIL, 2021.

The 9th Meeting of the National Council on Lands, Housing and Urban Development was held at the Eliel Centre, Rayfield, Jos, Plateau State, Monday 26th – Thursday 29th April, 2021 with the Theme: “***Housing Delivery in the COVID-19 Era and Beyond: The Strategies for Affordability and Accessibility***”. The Council Meeting was originally scheduled for December, 2020 but could not hold due to the incidence of COVID-19 Pandemic and the request by the Host State for a shift in date as a result of other State matters.

2. The **Council** Meeting which is the highest policy Advisory Body in the Lands, Housing and Urban Development Sector was presided over by the Chairman-in-Council, the Honourable Minister of Works and Housing, Babatunde Raji Fashola, SAN, who was represented by the Honourable Minister of State, Works and Housing, Engr. Abubakar D. Aliyu, FNSE and other Council Members comprising the Honourable Commissioners of Lands, Housing and Urban Development in the States of the Federation, relevant Stakeholders as well as other dignitaries.

3. The Council Meeting was preceded by the Meeting of Permanent Secretaries and Technical Committee Sessions, held in two stages: Meeting of the Permanent Secretaries, presided over by the Permanent Secretary, Federal Ministry of Works and Housing, Babangida Hussaini on Wednesday, 28th April,

2021. The Sessions were attended by the Permanent Secretaries, Directors and Chief Executive Officers of Agencies/Parastatals of Federal and State Ministries of Lands, Housing and Urban Development, representatives of various MDAs and other delegates in the building industry from the 36 States of the Federation and the Federal Capital Territory. The Meeting of the Directors, presided over by the Permanent Secretaries, Plateau State Ministry of Lands and Survey, Housing and Urban Development from **Monday, 26th-Tuesday, 27th 2021**.

4. The Opening Ceremony of the Council Meeting featured presentations of Opening Address by the Special Guest of Honour, Executive Governor of Plateau State, His Excellency, Rt. Hon. Simon Bako Lalong who declared the Meeting open and called on the Forum to chart a way forward to provide citizens with access to decent shelter and commended the creation of the Geographical Information System (GIS) in many States of the Federation which enhances housing delivery and encouraged participants to adopt Public-Private Partnership (PPP) model in the delivery of houses to citizens to complement Government effort. He drew the attention of Council to the astronomical growth in Urban Slums in Nigeria, which obstructed planning for infrastructure and social amenities. In addition, he appreciated President Muhammadu Buhari and the Honourable Minister of Works and Housing, Babatunde Raji Fashola (SAN) for citing key laudable projects in the State.

5. A goodwill Message was delivered by Chairman House Committee on Housing and Habitats, Mustapha Dawaki represented by Honourable Solomon Marel where he assured that the house of representative would continue to support and facilitate measures and legislations considered necessary to

improve the sector and called for continuous brainstorming on issues bedeviling the housing sector such as rising cost of building materials and others with the aim of proffering best options available. He also applauded the effort of government in promoting the reduction of housing shortages and dynamic steps the Administration is taking to address the yearnings and aspirations of Nigerians in the Sector.

6. The session also featured paper presentation entitled “**Debt Management and Housing Delivery**” by the Director-General, Debt Management Office, Ms. Patience Oniha who joined virtually. She highlighted some key challenges in the sector to include high inflation rate and interest rate, poor access to long term funding, land use Act and other related challenges, legal bottlenecks around Mortgage financing and limited Government funds etc. The paper addressed the accessibility and affordability of houses by Nigerians through Government direct and targeted raising of capital, through PPP arrangement, private sector investment and accessing global social housing schemes

7. Keynote Address was delivered by the Honourable Minister of State for Works and Housing, Engr. Abubakar D. Aliyu, FNSE. The Honourable Minister called upon stakeholders in the housing sector including the Government at all levels, estate developers, landlords and tenants to consider disaggregation of rent payment advance to a shorter period such as one to six months instead of the current practice of one to three years advance payment. He explained that if the new approach is adopted, affordability of housing would be greatly enhanced

and socioeconomic challenges associated with shortage and absence of decent housing would be drastically reduced.

8. Council deliberated extensively on the Report of the Technical Sessions which considered a total of 39 Memoranda out of which 28 Memoranda are Actionable Memoranda, 8 are Informative, 2 Memoranda were merged while 1 was stepped down. The Memoranda considered, centered on the theme of the Meeting.

9. Council considered the issues raised in the Memoranda presented at the Meeting and resolved as follows:

- i. **noted** the initiatives FMBN has undertaken to improve accessibility and affordability of housing finance to Cooperative Societies in Nigeria, especially in the informal sector;
- ii. **noted** that FMBN intends to conduct sensitization programmes in the various States of the Federation to drive its integration of informal sector and give full support as may be needed;
- iii. **noted** that the role of housing policy is to widen access to housing for those groups facing an overwhelming affordability constraint;
- iv. **noted** that Access Constraint Policies is aimed to overcome access constraints through subsidy of housing (contract) savings schemes which will help households acquire a sufficient down payment;
- v. **noted** that there are needs for policies that will encourage the development of higher Low to Value (LTV) products including legal structures relating to property rights and forms of tenure to facilitate reform in housing finance;

- vi. **noted** that it is necessary to ensure professional integrity and code of conduct on valuation and house- price information;
- vii. **noted** that microfinance institutions tend to rely on NGOs to connect households who normally would have been excluded from housing finance to formal housing finance institutions. They are also suited to circumstances where public finance constraints limit the availability of subsidies within the formal framework;
- viii. **noted** that loans are unsuitable to purchase whole units outright but are much better suited for the incremental improvement and expansion of housing units which may have been self-built or a basic shelter provided by the government;
- ix. **noted** that there is need for funding of housing projects to enable civil servants and low-income earners have access to decent and affordable houses;
- x. **noted** that there are two (2) main sources of funding which are formal and informal. The formal source of funding is usually provided by banks or housing finance institutions. The informal include cooperative society which are less organized and easier to access;
- xi. **noted** the importance of consumer credit to Housing development in Nigeria;
- xii. **noted** the role of Government in Housing development and bridging the deficit in housing needs in Nigeria;
- xiii. **noted** and transmit this memo to CBN for consideration and action; and
- xiv. **noted** that Kano State Government has given housing delivery topmost priority;

- xv. **noted** that Kano State Government being the most populous state has made striding efforts in the provision of affordable houses;
- xvi. **noted** that Kano State Government in collaboration with Federal Mortgage bank of Nigeria is building over 4500 affordable Housing units for Kano State teachers;
- xvii. **noted** that payments of the houses are to be settled in installments;
- xviii. **noted** that Kano State Government made it a policy where other stakeholders from across the Nation are given free lands for the constructing of Housing units;
- xix. **noted** that physical planning standards are needed to guide Urban and Regional Planners in the country as the basis for allocating land areas to functions of human settlement;
- xx. **noted** that extant laws recognize the serious role of Planning Standards in planning for sustainable development;
- xxi. **noted** that there is need to have a minimum National Planning Standard in the country;
- xxii. **noted** the need to expand Building Code to accommodate national planning standards and their instruments;
- xxiii. **noted** that Federal Housing Authority is a statutory Federal Government Agency that is charged with the primary responsibility of development and management of Real Estates for use by the various Nigerian Income groups;
- xxiv. **noted** that Federal Housing Authority is ready to deploy 10,840 housing Units, within the next three years, in the Affordable and Social housing

category in sixteen (16) locations across the six Geo-political Zones of the Country;

- xxv. **noted** that the real estate sector currently offers the greatest potential source of employment and economic growth;
- xxvi. **noted** the need for Government to concentrate on policy formulation to deepen housing and real estate development in the country;
- xxvii. **noted** that Government should not be involved in direct development of houses but create an enabling environment and policies for the private sector to do the needful;
- xxviii. **noted** that REDAN is willing to work with all stakeholders in the housing to increase the stock of standardized, qualitative, accessible and affordable housing and generate employment for Nigerians;
- xxix. **noted** that BEEC implementation is currently operational at the Federal level and is at voluntary stage;
- xxx. **noted** the need to integrate the States into BEEC in order to create a sustainable national commitment to energy efficiency in buildings;
- xxxi. **noted** that the Federal Executive Council has approved the revised National Policy on Occupational Safety and Health recently to create the enabling environment for further National Action on Occupational Safety and Health delivery in Nigeria, with coverage of all sectors of the economy;
- xxxii. **noted** that the Federal Government is actively committed to the upgrading of urban slums across Nigeria through the Urban Renewal & Slum Upgrading-URSU Programme of the Federal Ministry of Works and Housing (FMW&H);

- xxxiii. **noted** that URSU Programme includes a multi-pronged approach that include both technical support component to sub-nationals and implementation of model projects/schemes which are intended to trigger further actions by State and Local Government Authorities;
- xxxiv. **noted** that considerable strides have been made in the execution of the URSU Programme in FMWH between 2019 and 2020 to the tune of about N1.5bn;
- xxxv. **noted** that recent efforts made under the URSU programme has resulted in different direct and indirect benefits as well as advanced current level of progress towards reversal of the expansion of slums across Nigeria;
- xxxvi. **noted** that despite the advances made, implementation of URSU is fraught with several challenges which includes general low level of adoption of recommendations proffered in Technical Studies on Slum Communities by Concerned Stakeholders, lack of replication of Federal Government Demonstration/Model Projects by State and Local Government Authorities insufficient display of Community Ownership and inadequate maintenance of Model Scheme and that the issue of capacity to address some of the challenges;
- xxxvii. **noted** that special attention is needed to housing delivery in the country;
- xxxviii. **noted** that initiative to engage Urban Planning Consultants to prepare the National Physical Development Plan is laudable and appreciable;
- xxxix. **noted** that there is currently no institutional arrangement for the implementation of the National Physical Development Plan as provided in the law;

- xl. **noted** that the United Nations has designated the first Monday of October of every year as World Habitat Day and the last Day of October as World Cities Day;
- xli. **noted** that the entire month of October has been dedicated by the United Nations as Urban October which comprises a month-long series of celebrations, events and activities focusing on housing and human settlements around the world, beginning with the WHD and concluding with the WCD;
- xlii. **noted** that regional balance and optimal utilization of resources for the realization of our national development objectives requires that preparation of development plans should be attended to by all levels of Government;
- xliii. **noted** that the Federal Government is actively committed to the preparation of National Physical Development Plans (NPDP) and is taking proactive initiative in this direction with the preparation of Physical Development Plans for some towns and cities as technical assistance to the States in the preparation of Strategic Regional Development Plans;
- xliv. **noted** that preparation of Regional, Sub-Regional, Urban, Local and Subject Plans by the States and Local Government Areas are essential and very necessary for their sustainable growth and development;
- xlv. **noted** that the current strategy will provide a platform for the National Physical Development Plan to be prepared based on mutually agreed broad statements, standards and guidelines for physical development activities across the nation;

- xlvi. **noted** all levels of government needs to be actively involved in the revision of the National Urban Development Policy (NUDP) to promote well-managed urban settlements that will ensure sustainable economic growth and development;
- xlvii. **noted** that the Federal Government is actively committed to the revision of the NUDP and has taken proactive actions in that direction;
- xlviii. **noted** that there is need to review the policy to address those strategies under the 2012 National Housing Policy for Affordability and Accessibility of houses which are yet to be implemented;
- xliv. **noted** that establishment of the National Housing and Urban Development Regulatory Commission will drive and sustain the overall coordination and advancement of the sector;
 - I. **noted** that Land is a cardinal requirement for housing development and home ownership;
 - li. **noted** that without efficient mortgage financing in home development today, Affordability and Accessibility will remain a mirage;
 - lii. **noted** that high interest rates charged by Primary Mortgage Banks and low level of capitalization are all challenges to home ownership in Nigeria.
 - liii. **noted** that the Pandemic has reduced the contribution of the housing sector to the GDP, number of houses developed and capacity of off-takers to subscribe;
 - liv. **noted** that the regulations prepared by the Presidential Technical Committee on Land Reform (PTCLR) and endorsed by National Economic Council (NEC) preparatory to final approval and adoption by the National Council of State (NCS) which is empowered by the Land Use Act are

- already in place and urged the Conference to present the regulations to NCS for consideration, approval and adoption;
- iv. **noted** that the National Housing Policy (NHP) and National Urban Policy (NUP) are in existence while the National Land Policy (NLP) on which foundation the earlier policies stand, is yet to be concluded and urged that the Document be finalized as soon as possible;
 - lvi. **noted** that the draft National Land Policy Document already prepared by the Ministry needed to be presented to stakeholders for validation after which the Federal Executive Council (FEC) would conclude as soon as possible;
 - lvii. **noted** that many States of the Federation do not have Land Use and Allocation Committee and strongly recommended that the Committee as well as the Land Allocation Advisory Committee for rural lands should be constituted and made functional across the country;
 - lviii. **noted** the powers of the “appropriate officer” under the Land Use Act and enjoined the Directors of Lands in the States to always assert their statutory powers as appropriate officers under the Act;
 - lix. **noted** that Land Reform is a continuous process and that all interested parties should synergize for the progress of the exercise in the interest of the country.
 - lx. **noted** that Systematic Land Titling and Registration (SLTR) introduced by the Presidential Technical Committee on Land Reform (PTCLR) should no longer be restricted to the pilot and a few other States and urged all the States of the Federation to adopt the system;

- lxi. **noted** that Development in the supply chain of personnel, materials and technologies will reduce the reliance on imported resources;
- lxii. **noted** that there is a need to properly study the past housing projects and programmes in order to document the pitfalls and lessons learned for future planning;
- lxiii. **noted** that there is a need for research on Nigeria housing needs both at the Federal, State, and Local levels;
- lxiv. **noted** that there is a need to launch Housing Research and Study Units in Federal Ministry of Works & Housing, all the States and the FCT;
- lxv. **noted** that the quality of lives in our human settlements is closely linked to the quality of physical plans made and their implementation;
- lxvi. **noted** that the quality plans depend on the expertise of the professionals;
- lxvii. **noted** that Consultancies for some physical planning projects should not be awarded to persons or corporate institutions who are not professionals nor registered to practice urban and regional planning in Nigeria;
- lxviii. **noted** the necessity, importance of introducing Continuing Professional Development and implementing the Outcome Based Education in Engineering by COREN with other regulatory bodies in the Built Environment being encouraged to tow a similar path;
- lxix. **noted** the efforts and commitment already made by the Federal Ministry of Works and Housing and Federal Ministry of Education;
- lxx. **noted** the importance of Outcome Based Engineering Education in ensuring market ready and entrepreneurial graduates for the national technical schools and the engineering tertiary institutions;

- lxxi. **noted** that the inclusion of topographic data in survey plans of plots in a building plan certified by a Surveyor is already a pre-condition for all public buildings;
- lxxii. **noted** that the inclusion of topographic data in plans of a parcel of land, one Hectare and above in all building plans before approval will enable all stakeholders in the building industry to know and understand the behaviour of relief of land in that area of interest for physical planning purposes;
- lxxiii. **noted** that the inclusion of topographic data in survey plans will avail the Town Planner and other professionals in the built industry of the status or level of erosion threat around the land in order to take informed decision;
- lxxiv. **noted** that the availability of this topographic data in survey plans will in the long run provide the baseline data for the development of a coordinated Digital Elevation Model (DEM) for the country;
- lxxv. **noted** that the development of a DEM is in line with the United Nation's Integrated Geospatial Information Framework (IGIF) Country-level Action Plan (CAP);
- lxxvi. **noted** the need and importance of having Construction - Labour Market Information System CLMIS for skills in the built environment;
- lxxvii. **noted** that the Federation of Construction Industry FOCI Academy was commissioned on 4th December, 2020 under the Chairmanship of the Honourable Minister of State, Federal Ministry of Works & Housing;
- lxxviii. **noted** that the Vocational Training (DVT) which include three (3) Construction Trade (Masonry, Carpentry and Plumbing) are of

international standards and in conformity with Nigerian Skills Qualification Framework (NSQF);

- lxxix. **noted** that the first intake of trainees will commence in Abuja in May, 2021 and that of Lagos and Port Harcourt will commence in 2022;
- lxxx. **noted** that in order to create opportunities for women through the Vocational Education and Training, FOCI has granted 5% target for the enrollment of women;
- lxxxi. **noted** that Government Indigenization Policies meant for local content though have yielded positive result but have not given the desired control to the Indigenous Industry and their locally manufactured products;
- lxxxii. **noted** that as a result of globalization, foreign contractors and building materials have flooded the country thereby inhibiting the growth of local contractors and use of indigenous building materials;
- lxxxiii. **noted** that implementation of Executive Orders 3 and 5 will boost the Nigerian Economy and create employment opportunities for the youths;
- lxxxiv.** **noted** that the variance in the Procurement Act and Executive Orders 3 and 5 is inhibiting the promotion of local content in Nigeria;
- lxxxv. **noted** that COVID -19 halted construction & maintenance activities in the construction industry and the long-term effect may include lower residential mobility, lower profitability of housing investment and dysfunctional construction sector;
- lxxxvi. **noted** that maintenance of buildings prevents the process of decay and degradation, maintains structural stability and safety as well as prevents unnecessary damage from weather and general usage. It also optimizes performance, informs plans for renovation, determine the causes of

defects, helps prevent re-occurrence or repetition and ensure continued compliance with statutory requirements;

- lxxxvii. **noted** that for maintenance to be most effective, it should be organized through a programme of continuous maintenance at the most basic level which includes daily and regular routines, and periodic programmes of weekly, monthly, semi-annual and annual routines;
- lxxxviii. **noted** that methods engaged to control the fluctuating environmental impacts on buildings will play an important part in the overall design and construction features of buildings that aim to adapt to local climatic and environmental characteristics;
- lxxxix. **noted** that Government's collaboration with the private sector will encourage functional and sustainable housing maintenance culture;
 - xc. **noted** that the real estate sector currently offers the greatest potential source of employment and economic growth;
 - xc. **noted** the need for Government to concentrate on policy formulation to deepen housing and real estate development in the country;
 - xcii. **noted** that Government should not be involved in direct development of houses but create an enabling environment and policies for the private sector to do the needful;
 - xciii. **noted** the need and importance of having Construction - Labour Market Information System CLMIS for skills in the built environment;
 - xciv. **noted** that REDAN is willing to work with all stakeholders in the housing to increase the stock of standardized, qualitative, accessible and affordable housing and generate employment for Nigerians; and

- xcv. **urged** Government at all levels to provide unencumbered land for housing development for Cooperative Societies, particularly those for individuals in the informal sector to ease access to affordable housing;
- xcvi. **urged** Kano State Government to join National Housing Fund Scheme for the benefit of their State workers;
- xcvii. **urged** all tiers of Government to check the rising cost of building materials to make Housing more accessible and affordable to low-income earners and to also encouraged investment into the sector through Public Private Partnership (PPP);
- xcviii. **urged** the Central Bank of Nigeria (CBN) to bring down the interest rate charged on mortgages to make Housing affordable to low-income earners;
- xcix. **urged** Federal Government to introduce interest rate subsidies to reduce mortgage borrowing costs;
 - c. **urged** Federal Government to provide mortgage insurance;
 - ci. **urged** Federal Government to provide tax related incentives;
 - cii. **urged** other States to encouraged the provision of low-cost Housing and installment payment allottee;
 - ciii. **urged** all States to make land available to other stakeholders to build affordable Housing for their citizen;
- civ. **urged** States to domesticate and enforce the Building Code;
- cv. **urged** the Federal Government (through the Federal Ministry of Works and Housing to develop National Urban and Regional Town Planning Standards for Nigeria;
- cvi. **urged** the remaining States of the Federation yet to collaborate on BEEC, to commence collaboration with the Ministry;

- cvii. **urged** implementation of BEEC for building approval purposes in physical development plans;
- cviii. **urged** the Federal Ministry of Works and Housing to enforce the Implementation of Occupational Safety and Health legal instruments in the building construction industry;
- cix. **urged** the Federal Ministry of Works and Housing to ensure the protection of the Health, Safety and Welfare of workers in the sector;
- cx. **urged** the Federal Ministry of Works and Housing to increase safety and health performance through active participation and combined efforts of both Ministries thereby ensuring professionalism;
- cxii. **urged** Government to facilitate action on setting up of the Commission to implement the plan;
- cxiii. **urged** Government at all levels to put in place policies that would strengthen the various institutions and stakeholders involved in the housing sector;
- cxiiii. **urged** the Government to deepen the application or utilization of indigenous technology in building;
- cxv. **urged** all stakeholders to supported the review of **2012** National Housing Policy;
- cxvi. **urged** that the peer review platform of the Conference to be sustained and strengthened in national interest;
- cxvii. **urged** all tiers of Government to adopt the design of Housing Insurance Scheme System under the principles and templates of the Health Insurance Scheme to make it easy for Nigerians to own houses;

- cxvii. **urged** all tiers of Government to declare state of emergency on the Housing sector to address the housing deficit in the country and also set up a National Steering Committee on Housing for the Housing units facilitated by Federal Ministry of Works & Housing;
- cxviii. **urged** all tiers of Government to put in place policies to stop the provision of houses as a cash and carry commodity;
- cxix. **urged** that Government at all levels adopt and make compulsory, CPD for all Built Environment Professionals (expatriates inclusive);
- cxx. **urged** Federal Ministry of Works and Housing to supported FOCl in actualizing the setting up of FOCl Skills Academy;
- cxxi. **urged** States to come up with strategies on Housing delivery that hinges on innovative technologies and local content that guarantee speed, quality and affordability as being done by Lagos State Government;
- cxxii. **urged** Government not only to indigenize companies but to domesticate their products in Nigeria;
- cxxiii. **urged** Government at all levels to collaborate with the Private Sector to lay the foundation for functional and sustainable housing maintenance on a long- and short-term basis;
- cxxiv. **urged** that the three (3) tiers of Government recognise and adopt assessment process for determining competences of construction trades operatives;
- cxxv. **urged** that the three (3) tiers of Government create CLMIS Unit with a Desk Officer and requisite resources to enable the identification and collation of relevant data; labour profiling and trends on the basis of employment and unemployment by occupation (trades) for each Local

Government Area; profiling of skills needs, skills gaps and skills demands in each Local Government Area; profiling of construction sector stakeholders in each LGAs namely training providers, government agencies and employers; profiling of construction artisans according to trades which shall include entry progression and earnings; and Career planning information in each LGAs;

- cxxvi. **urged** that the three (3) tiers of Government adopt a proposed wages system that is based on level of competences for each construction trade across the States;
- cxxvii. **urged** Government at all levels to put in place protective measures for mortgage-holders and tenants by enacting enabling laws and provide initiating finance for housing maintenance at zero percent repayment plan;
- cxxviii. **urged** Government at all levels to expand public capital spending on public building maintenance to mitigate discomfort, hazards; and promote wellbeing; and
- cxxix. **encouraged** Co-operative or community-based house financing method by the appropriate Ministries and Non – Governmental Agencies (NGO) for easy access to housing funds;
- cxxx. **encouraged** Government at all levels to provide and expedite processing of building permits and necessary approvals as well as consent to land transactions for Cooperative Societies, particularly those for individuals in the informal sector;
- cxxxi. **encouraged** states to improve the operations of their land registry and build the capacity of desk officers in the land registry to act within their professional code;

- cxxxii. **encouraged** Nigerians to save towards owning their houses;
- cxxxiii. **encouraged** entrenching of Mortgaged Backed Securities by Institutional Lenders;
- cxxxiv. **encouraged** the exploration of the Capital Market and Pension Fund options (Long Term Securities); and
- cxxxv. **encouraged** the promotion of Public-Private Partnership (PPPs) to enhance affordability;
- cxxxvi. **encouraged** all Stakeholders to use local/alternative material in the construction of all Houses across the Country; to boost local economy;
- cxxxvii. **encouraged** Government at all levels to explore the allocation of titled Land for Housing Estates development across board;
- cxxxviii. **encouraged** Federal and State Governments to bring-up strategies that ensures the development of favourable opportunities and credit terms aimed at increasing the affordability threshold of the vulnerable Nigerians in the Low- and medium-income bracket;
- cxxxix. **encouraged** Governments at all levels to make the provision of municipal infrastructure on all Lands earmarked for Mass Housing Development necessary, by which the total project can be reduced to only Housing units cost of construction;
- cxl. **encouraged** the Federal Ministry of Works & Housing to liaise with REDAN and other relevant professional bodies Certified members for any envisaged, conceived and implementation of housing projects nationwide;
- cxli. **encouraged** the provision of customized sites and services scheme that would take cognizance of the different tenure systems in the Federation;

- cxlii. **encouraged** states and Stakeholders to key in to executive order 1 on ease of doing business especially as it relates to Lands Administration and Title Registration;
- cxliii. **encouraged** speedy delivery of land title documents through registration of Land rights to facilitate the inflow of Capital in housing delivery;
- cxliv. **encouraged** the professional bodies to come together for synergy and give the plan a push; and (recast) to read encouraged Association of Professional Body of Nigeria to anchor the synergy and give the plan a push;
- cxlv. **encouraged** States and Stakeholders to plan and undertake events to commemorate WHD and WCD every year and to commemorate this year's edition of World Habitat Day on Monday October 4th, 2021 and World Cities Day on Sunday 31st October, 2021;
- cxlvi. **encouraged** the active supported and collaboration of State Governments and other key stakeholders with the Federal Ministry of Works and Housing in its efforts to prepare and produce the National Development Plan in line with the Nigerian Urban and Regional Planning Act (CAP N138 LFN 2004) and the sustainable development agenda of the Federal Government;
- cxlvii. **encouraged** the active supported and collaboration of State Governments and other key stakeholders with the Federal Ministry of Works and Housing (FMWH) in its efforts to revise the National Urban Development Policy in line with statutory prescription, global developmental agendas and best practices;

- cxlviii. **encouraged** ingenious local content funding option that is affordable, easy to access and sustainable, to drive housing development in the COVID-19 era and Beyond;
- cxlix. **encouraged** substantial Improved annual budgetary provisions and releases to supported and encouraged housing delivery at all times including situations like the COVID-19 era;
- cl. **encouraged** the Federal Ministry of Works and Housing to continue with the supported and funding of the annual convocation of the Conference of Directors of Lands in Federal and State MDAs;
- cli. **encouraged** appropriate MDAs to undertake a census of housing stock and material manufacturing capacity for effective planning;
- clii. **encouraged** adherence to COVID- 19 protocols in housing design and construction through provisions of censored / touchless facilities such as doors, taps, driers and wash hand basins etc;
- cliii. **encouraged** skills acquisition through Development of Occupational Standards in the development and use of alternative building materials in housing development such as Wood, Rammed Earth, Shipping Containers, Expanded Polystyrene Concrete (EPS) or Light Weight Concrete (LWC), Bamboo etc.;
- cliv. **encouraged** the development of relevant standards, which include; materials, installation and occupational standards for the use of alternative building materials in housing development;
- clv. **encouraged** Government at all levels to evolve and develop a sustainable and preventive maintenance measures that will promote quality housing maintenance delivery for Nigerians;

- clvi. **encouraged** the Federal Ministry of Works & Housing to liaise with REDAN and other relevant professional bodies Certified members for any envisaged, conceived and implementation of housing projects nationwide;
- clvii. **encouraged** Nigerians to key into the Home Ownership process as early as possible to enjoy long tenure of repayment;
- clviii. **encouraged** the provision of customized sites and services scheme that would take cognizance of the different tenure systems in the Federation;
- clix. **encouraged** states and Stakeholders to key in to executive order 1 on ease of doing business especially as it relates to Lands Administration and Title Registration;
- clx. **encouraged** speedy delivery of land title documents through registration of Land rights to facilitate the inflow of Capital in housing delivery;
- clxi. **encouraged** the professional bodies to come together for synergy and give the plan a push; and (recast) to read encouraged Association of Professional Body of Nigeria to anchor the synergy and give the plan a push;
- clxii. **encouraged** Federal and State Government, Private Sector Real Estate developers and infrastructure providers to explore and utilize the favorable opportunities and credit facilities offered by Shelter – Afrique for housing provision and urban improvement in their various localities in order to meet critical demands; **and**
- clxiii. **strengthened** the collaboration between the Federal Ministry of Works and Housing and the Nigerian Institute of Town Planners, Town Planners Registration Council and other relevant stake-holders to formulate National Urban and Regional Planning Standards for Nigeria; and

- clxiv. **supported** Market moving with loan insurance;
- clxv. **supported** that funds tied to housing can be better targeted through qualification criteria and their terms adjusted to local housing market conditions and clearly tied to subsidizing housing;
- clxvi. **supported** this effort by ensuring the Registrars of Cooperatives in respective States of the Federation review the registration processes and requirements for Cooperative societies to reduce complexities;
- clxvii. **supported** subsidy regime for people such as first-time buyers or young people. This implies that the subsidy is being aimed at people whose affordability constraint is temporary and linked to the life cycle;
- clxviii. **supported** the recent Rent – to – Own scheme launched by the Federal Mortgage bank of Nigeria (FMBN) to make more affordable housing units available to Nigerians;
- clxix. **supported** the provision of social and rental housing;
- clxx. **supported** policy issues that will enhance the housing sector and make home ownership seamless for Nigerians especially the low-medium income earners;
- clxxi. **supported** the recapitalization of the Federal Mortgage Bank of Nigeria (FMBN);
- clxxii. **supported** REDAN's proposed bill at the National Assembly;
- clxxiii. **supported** the review of the building code to accommodate ARCONs recommendation on design standards;
- clxxiv. **supported** the funding of building material Industries with a bailout fund in the Post-Covid 19 era to enhance local production of building materials

and increase employment in the sector and **encouraged** 75% use of local materials in all government housing projects;

- clxxv. **supported** Presidential order 5 and the anticipated ACT on local content to ensure that 60% of technical and managerial staff of major construction companies are Nigerian;
- clxxvi. **supported** policy issues that will enhance the housing sector and make home ownership seamless for Nigerians especially the low-medium income earners;
- clxxvii. **supported** the recapitalization of the Federal Mortgage Bank of Nigeria (FMBN);
- clxxviii. **supported** REDAN's proposed bill at the National Assembly; and
- clxxix. **facilitated** the establishment of the National Urban and Regional Planning Commission with a view to realizing the aims and objectives of the proposed National physical Development plan;
- clxxx. **facilitated** the establishment of the National Urban and Regional Planning Commission with a view to realizing the aims and objectives of the proposed National physical Development plan;
- clxxxi. **approved** the review of technicalities and modalities through which FMBN releases Mortgage loans to the Primary Mortgage Institutions (PMIs) for subsequent lending to the members of the public;
- clxxxii. **approved** the review of interest rates for the mortgage loans to ensure that the rates do not exceed single digit to enable more clients key into the scheme;

- clxxxiii. **approved** the implementation of BEEC at both the Federal and other levels of Government through the instrumentality of a legislation of the National Assembly to ensure full compliance of the Code and thereby reaping its associated benefits;
- clxxxiv. **approved** that all stakeholders at the National and other levels of government demonstrate renewed commitment to the implementation of the FG Urban Renewal and Slum Upgrading (URSU) Programme implemented by Federal Ministry of Works and Housing and actively engage with the Ministry in the implementation of the Programme at all levels;
- clxxxv. **approved** that all tiers of Government support and commit to the full implementation of the up-coming National Urban Development Policy (NUDP) Document;
- clxxxvi. **approved** provision of enabling environment for massive skills acquisition for the work force to cope with challenges arising from the COVID-19 pandemic;
- clxxxvii. **approved** that all physical planning projects at all level must be awarded to Town Planning Firms and all stakeholders in the building industry duly registered to practice in Nigeria by the Town Planners Registration Council of Nigeria (TOPREC);
- clxxxviii. **approved** that an Executive Bill be presented to the National Assembly for a law to enforce the provisions of the Nigeria National Building Code;
- clxxxix. **approved** that all technical institutions and laboratories under Federal Ministry of Works and Housing be made available to all Regulatory bodies in the Built Environment as facilities for the implementation of CPD;

- cxc. **approved** that Federal Ministry of Works & Housing (Housing Sector) be part of the Committee established by Federal Ministry of Education for implementation of Outcome Based Education in Engineering and the built environment;
- cxci. **approved** the inclusion of topographic data in survey plan of parcels of one Hectare of land and above, certified by a Surveyor, for all building plans/Layout (public and private) before approval is granted;
- cxcii. **approved** the Construction Labour Market Information System (CLMIS) for skills management in the three tiers of government as presented by CORBON;
- cxci. **approved** that the three (3) tiers of Government contribute to the development of CLIMS database for access and utilization within their jurisdictions;
- cxci. **approved** that an Executive Bill be initiated to harmonize the Procurement Act, 2007 with the Executive Orders 3 and 5 to ensure the promotion of local content in Nigeria.
- cxcv. **approve** that the three (3) tiers of Government contribute to the development of CLIMS database for access and utilization within their jurisdictions;
- cxcvi. **approve** the creation of Construction-Labour Market Information System (CLMIS) for skills management in the three tiers of government as presented by CORBON;
- cxcvii. **approved** the implementation and enforcement of the National Public Building Maintenance Policy for all tiers of Government; and

cxcviii. **approved** the establishment of Public Assets Maintenance Unit in States, Local Government and the FCT.

10. Council appreciated and commended the Government and good people of Plateau State for the support, hospitality and successful hosting of the 9th Meeting of the Council.

11. Council commended the leadership, financial and moral support of the Honourable Minister of Works and Housing, Honourable Minister of State and Permanent Secretary towards the successful holding of the 9th Meeting of National Council on Lands, Housing and Urban Development.

12. Council also commended the efforts of the delegates, Secretariat Team, Media, Security Personnel as well as other stakeholders.

13. Council finally expressed appreciation to the Management and Staff of the Eliel Centre, Rayfield, Jos, Plateau State for the warm reception and hospitality extended to the delegates.

Adoption of the Communiqué of the 9th Meeting of the National Council on Lands, Housing and Urban Development

14. The motion for the adoption of the Communiqué of the 9th Council Meeting was moved by the Plateau State Commissioner for Housing and seconded by Yobe State Commissioner for Lands and Housing.

15. Lagos State offered to host the 10th Council Meeting at a later date in the year 2021. The 9th Council Meeting was adjourned at 4.10pm.

Done This Day, Thursday, 29th April, 2021, At Jos, Plateau State