

**DRAFT**



**10<sup>TH</sup> MEETING OF NATIONAL COUNCIL ON LANDS, HOUSING AND URBAN  
DEVELOPMENT (NCLHUD)**

**THEME: “HOUSING DEVELOPMENT AS A CATALYST FOR JOB CREATION,  
SOCIAL INCLUSION AND ECONOMIC DEVELOPMENT”:**

**COMMUNIQUE**

**Virtual and Physical Meeting**

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**AT THE MARRIOTT HOTEL, IKEJA, LAGOS STATE**

**21<sup>ST</sup> OCTOBER, 2021**

## 10<sup>th</sup> Meeting of the National Council on Lands, Housing and Urban Development

The 10<sup>th</sup> Meeting of the National Council on **Lands, Housing and Urban Development** was held on Thursday 21<sup>st</sup> October, 2021. This was preceded by the Technical Meetings of Directors and the Meeting of Permanent Secretaries held from Monday 18<sup>th</sup> to Wednesday 20<sup>th</sup> October, 2021.

2. The objective of the meeting is to bring together all relevant stakeholders in the Housing Sector from the thirty-six (36) State of the Federation and the Federal Capital Territory to discuss and adopt guidelines and policies to address the challenges of the sector to position housing development as a catalyst for job creation, social inclusion and economic development. This will help achieve the Government effort to provide better living conditions for Nigerians.

3. The Meeting reviewed Fifty-Four (54) Memoranda submitted by stakeholders of which **eighteen (18)** were actionable while **thirty-six (36)** were informational. Council also reviewed the progress in the implementation of the conclusions of the key decisions reached at the 9<sup>th</sup> Meeting of Council on Lands, Housing and Urban Development held on 29<sup>th</sup> April, 202 in Jos, Plateau State.

4. The 10<sup>th</sup> Meeting of Council on Lands, Housing and Urban Development was attended by:

- i. Honourable Minister of Works and Housing
- ii. The Executive Governor of Lagos State
- iii. The Deputy Governor of Lagos State
- iv. Chairman Senate Committee on Housing
- v. Chairman House of Representative Committee Urban Development
- vi. Chairman House of Representative committee on Housing & habitat

- vii. Commissioners of Lands, Housing and Urban Development from all States of the Federation
  - viii. Permanent Secretary, Federal Ministry of Works and Housing and States Permanent Secretaries of Lands and Housing Development from 36 States of the Federation;
  - ix. Heads of Federal and States Agencies in the housing sector,
  - x. The Academia
  - xi. Heads of Regulatory and Professional Bodies
5. Representative of the following institutions also took part in the meeting:
- i. Federal Roads Safety Corp (FRSC)
  - ii. Council for the Regulation of Engineering in Nigeria (COREN)
  - iii. Surveyor Registration Council in Nigeria (SURCON)
  - iv. Nigeria Society of Engineers (NSE)
  - v. Architects Registration Council of Nigeria (ARCON)
  - vi. Institution of Cost Administrators of Nigeria
  - vii. Nigeria Institute of Surveyors
  - viii. Real Estate Development Association of Nigeria.
  - ix. Federal Fire Services
  - x. Nigeria Air-force
  - xi. Nigeria Emergency Management Agency
6. Technical partners and experts from the following organization were also present and exhibited new innovations in housing development:
- i. Lafarge Africa Plc.
  - ii. Lagos State Property Development Company (LSPDC)
  - iii. Curtix Plc
  - iv. NESP (GIZ)

7. The opening ceremony was marked by statements as follows:

a) **Welcome speech by the Honourable Commissioner of Works and Housing, Lagos State.**

The opening remarks by the Honourable Commissioner of Housing Lagos State, Hon. Moruf Akinderu – Fatai fcis who considered as great honour to host the 10<sup>th</sup> Council Meeting for the salient purpose of brainstorming on the issues surrounding Lands, Housing and Urban Development.

He noted that Housing development, Lands and Urban Renewal Matters are cardinal policy point of the Present administration led by the Governor, His Excellency, Mr. Babajide Sanwo – Olu with an increased tempo of positive activities in the sectors since inception has been remarkable.

He urged the council members to own it as a duty to focus in discussing the theme of this years council meeting as policy initiators and implementers by utilizing their wealth of experience in giving the best to the people and deliberate on critical issues that will add great value to the lives of Nigerians.

b) **Keynote Address by the Honourable Minister of Works and Housing, His Excellency, Babatunde Raji Fashola SAN**

The Honourable Minister of Works and Housing, His Excellency. **Babatunde Raji Fashola, SAN** In his Keynote address, welcomed members and thanked the Government, Governor and good people of Lagos State for accepting to host the 10<sup>th</sup> meeting of the National Council on Land, Housing and Urban Development. He also thanked the Organizing Committee, the technical crew, secretariat and the unseen and unsung workers who ensured the meeting is successful.

Speaking further, the Honourable Minister Conveyed the warm greetings of Mr. President and assured of his continuous support and disclosed that the theme of the council was reflective of Mr. President's commitment to lift 100 million Nigerians out

of poverty in a decade and implored the States to see the commitment as a national challenge. He added that this is so because Land as a critical tool to Housing is under the purview of State Governments

The Honourable Minister highlighted the achievements of the Federal Government through the National Housing Programme where over 5000 housing units have been completed, the Federal Housing Authority, the Federal Mortgage Bank of Nigeria have also delivered several housing estates across the country. He encouraged state to continue to build more houses for the purpose of economic development, job creation, capital appreciation and property taxes through proper land titling documentation and promote rent-to-own housing ownership.

**c) Opening Address by the Chief Host, the Executive Governor of Lagos State, His Excellency, Mr. Babajide Olusola Sanwo-Olu**

The Governor of Lagos State, Mr Babajide Olusola Sanwo-Olu welcomed all participants to Lagos, the land of aquatic splendor for the 10<sup>th</sup> meeting of the National Council on Lands, Housing and Urban Development.

He expressed delight to receive in the State his predecessor and great boss under whom he served as a Commissioner. He noted that the theme of this meeting “Housing Development as a catalyst for job creation, social inclusion and economic development” was apt and timely as it highlighted the critical role the housing sector will play in meeting the needs of the people for shelter.

He stated that the State had made giant strides in the completion, commissioning and delivery of 2100 units to the housing scheme cited in different locations in the State. He advocated for improved collaboration with the Federal Government through the Federal Ministry of Works and Housing on the allocation, issuance of approvals and clearance for physical development in Lagos State particularly regarding the lands abutting Banana Island, Osborne Foreshore Estate, FESTAC town, Satellite town and the international trade fair complex.

The Governor also suggested autonomy of state to determine and control physical development within his jurisdiction and collaboration with State in the conception, implementation and review of policies bordering on physical planning and urban development. He commended the Federal Mortgage Bank and Federal Housing Authority for their support and cooperation.

In conclusion, the Governor thanked the Local Organizing Committee for the hard work put into hosting the National Council and wished participants a rewarding deliberation.

8. The Honourable Minister of Works and Housing indicated that:

- i. There is need for States to document all Lands matters especially the non – utilized lands allocated for national housing programme and other stakeholders and organize a virtual meeting.

9. The proceedings of the Council Meeting covered the followings issues in line with the theme of the Meeting “***Housing Development as a Catalyst for Job Creation, Social Inclusion and Economic Development***”:

- i. Alternative Funding for Housing Development;
- ii. Policy Formulation and Implementation;
- iii. Institutional Strengthening and Enhancing Professionalism;
- iv. Social Housing and Social Inclusion;
- v. Maintenance as an Emerging Economy in Housing Development;
- vi. Artisinal Skills Development and Job Creation; and
- vii. Local Content and Alternative Technology in Housing Development.

10. The status of implementation of the conclusion of the 9<sup>th</sup> Meeting of the Council on Lands, Housing and Urban Development held in Jos, Plateau State, was presented with highlights on the results achieved and challenges encountered.

11. Council further deliberated on the key recommendations of the Technical Report and;

- i. **approve** that Landlords and property owners adopt a maximum of one (1) year advance rent payment or less as against the yearly upfront payment with respect to middle and working class residential houses to reduce the burden on tenants and improve housing accessibility and affordability for Nigerians. This could be backed by State legislation and/or persuasion;
- ii. **approve** that government at all levels enact laws to cater for Rent-to-Own schemes as alternative payment option for home ownership which has proven to be comparatively less expensive;
- iii. **approve** that agency fee charged across board by professionals and agents for the rent of properties shall not exceed a maximum fee to be paid by the person who employ the professional or the agent subject to what each State will legislate;
- iv. **approve** that government and developers provide firefighting infrastructure such as fire service access, water for fire-fighting and emergency communication centers etc.;
- v. **approve** that each State of the Federation deploy the Enterprise Geographic Information System which will ensure production of accurate and legitimate title documents;
- vi. **approve** the formulation of Policies, Programmes and Action Plan towards implementation of ease of access to lands for developmental purposes in all States;
- vii. **approve** that Federal Government formulate / review policies bordering on physical planning and urban development by FMWH in collaboration with the States in the conception, initiation, formulation, implementation and review. An instance is the extant National Urban Development Policy where the peculiarities of Lagos State were obviously absent;
- viii. **approve** the certification of various MDAs under the Building Energy Efficiency Code (BEEC) and IFC EDGE for green building initiatives in all building designs (existing and proposed);

- ix. **approve** that Federal Government quickly establish the National Urban and Regional Planning Commission, which was proposed to serve as a national umbrella for the initiation and formulation of national policies as well as preparation of operative development plans for the nation, in collaboration with the States of the Federation, as stipulated in the Nigerian Urban and Regional Planning Act (1992, No. 88);
- x. **approve** that Federal Government drive a special urban planning status for Lagos State to engender consideration for special support in the focal areas not limited to infrastructural development, urban regeneration, massive social housing, integrated transport system in view of the state population density, dynamics, indices and influx;
- xi. **approve** that Federal Government facilitate, encourage and support interstate collaboration for effective integrated fiscal planning and urban development such as was envisaged with the proposed Lagos - Ogun Development Commission;
- xii. **approve** capacity building for the Gas Sector and training of engineers, technicians and craftsmen in the field of metal fabrication of gas storage tanks and design of gas plant and gas reticulation/piping in housing estates;
- xiii. **approve** that all land acquisition processes including the processing and perfection of Exchange of Letters should be expeditiously concluded;
- xiv. **approve** that payment of compensation is the responsibility of the State Government as the Federal Government cannot pay compensation for issues over which it has no control unless this is also part of the conditions for the State Land allocation;
- xv. **approve** that lands to be negotiated from the State Governments for Federal Government's projects development be situated in strategic locations/areas that are accessible and marketable with potentials for faster development in order to ensure value for money;
- xvi. **approve** that in line with the provisions of the 2012 National Urban Development Policy (NUDP, 2012), an Inter-Government Committee be set up among the Federal Ministry of Works & Housing and State Governments to identify and activate strategic steps for closer partnership for urban renewal and slum upgrading activities across



Nigeria such that projects are more smoothly delivered and benefiting communities are better involved;

- xvii. **approve** the inclusion of the provision of adequate finance for Infrastructure Projects with Climate Change Action Plans into the subsequent Budgets through continuous engagement with the Ministry of Finance, Budget and National Planning;
- xviii. **approve** for the engagement of certified Artisans/Craftsmen in the execution of all Government Building projects;
- xix. **approve** that Ministries, Departments, Agencies and the Private Sector make reasonable provision in their budget allocation for buildings and assets maintenance;
- xx. **approve** the establishment in the public institutions the enforcement of National Public Building Maintenance Policy frameworks to support Federal Government's efforts in the development of maintenance of infrastructural assets sector;
- xxi. **approve** the creation and development on Industrial Clusters in each geo – political zone purposely for the production of building materials and components to realize local content development; and
- xxii. **urge** Government to use its fiscal and monetary policy incentives to accelerate the development and deployment of local contents.

12. The Permanent Secretary, Babangida Hussaini thanked delegates for their commitment and robust contributions which contributed to the success of this year's Council Meeting.

13. The next meeting of the National Council on Lands, Housing and Urban Development will take place in Sokoto, Sokoto State. The motion for adjournment was moved by Arc. Francis Evbuomwan, M.D Edo State Geographic Information Service (ESGIS) representing Edo State Commissioner for Housing and seconded by Kashim Tijani Kalli, representing the Commissioner for Housing and Urban Development, Yobe State.

Done this 21<sup>st</sup> day of October, 2021

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**His Excellency, Babatunde Raji Fashola, SAN**  
Honourable Minister of Works and Housing