

**Communiqué Of The 6th Meeting Of The National Council On
Lands, Housing And Urban Development Held At The Naf
Conference Centre, Kado District, Federal Capital Territory, Abuja
On Thursday 24th August, 2017**

The 6th Meeting of the National Council on Lands, Housing and Urban Development with the theme: “***Building for Inclusion, Growth and Prosperity***,” was held at the Nigerian Air Force (NAF) Conference Centre, Kado, Abuja, on Thursday, 24st August, 2017. The Council Meeting was preceded by a three-day Meeting of Directors and Permanent Secretaries from 21st – 23rd August, 2017.

2. The meeting was declared open by the Honourable Minister of the Federal Capital Territory, Mallam Muhammad Musa Bello, represented by Honourable Minister of State on Environment, Alhaji Ibrahim Usman Jubril. The Honourable Minister of Power, Works and Housing, Babatunde Raji Fashola, SAN, presided over the Meeting which was also attended by the Honourable Minister of State, Federal Ministry of Power, works and Housing, Surveyor Suleiman Hassan, the Chairman Senate Committee on Housing and Urban Development, Distinguished Senator Barnabas Gemade, the Chairman House Committee on Urban Development and Regional Planning, Honourable Obi Chidoka, Chairman House Committee on Environment and Habitat, represented by Honourable Aliyu Shehu Musa, Chairman Federal Character Commission, represented by Alhaji Yerima Gyade, Federal Commissioner from Bauchi State, State Honourable Commissioners in charge of Lands, housing and Urban Development as

well as senior officials of relevant Federal and State Ministries, Departments and Agencies (MDAs) under the purview of Lands Housing and Urban Development, representatives of the Engineering and Housing Corps in the Armed Forces, Police and Paramilitary, the Academia, International Organisations, regulatory bodies and other stakeholders.

3. In the course of the Meeting, a total of thirty-two (32) Memoranda were received and considered under the following four thematic groups:

- i. Provision of Adequate and Affordable Housing;
- ii. Inclusive And Sustainable Urbanisation;
- iii. Provision of Sustainable Infrastructure; and
- iv. Provision of Sustainable and Resilient Buildings.

4. Council considered the issues raised in the Memoranda presented at the Meeting and adopted the following resolutions:

- i. **called** on all tiers of Government to subsidise cost of infrastructure as social investment to make housing affordable;
- ii. **encouraged** all tiers of government to promote the use of cooperative societies in the provision of affordable housing as currently under taken by the Armed Forces, the Police and the paramilitary agencies for their personnel;
- iii. **encouraged** all tiers of governments to build the capacity of artisans and tradesmen, promote research and development as well as recognize climate, culture and tradition in designing of housing projects;

- iv. **requested** Federal Ministry of Power, Works and Housing to upscale its budgetary allocation for the preparation and implementation of the National Physical Development Plans in order to achieve one of the broad strategic objectives of the Economic Recovery and Growth Plan (ERGP);
- v. **urged** all tiers of government and Urban Development Authorities to provide adequate budgetary allocation for the preparation and implementation of statutorily required Regional, Sub-Regional, Urban, Local and Subject Plans in order to ensure effective implementation of the NPDP;
- vi. **encouraged** State Governments to appoint only qualified planning professionals to undertake physical planning consultancy;
- vii. **requested** all tiers of Governments to ensure improved budgetary provisions for the preparation of Master Plans and other categories of physical plans for the development of urban and rural areas in the country;
- viii. **encouraged** all tiers of Governments to take strategic actions to domesticate and implement the New Urban Agenda and the Sustainable Development Goals (SDGs);
- ix. **encouraged** States to integrate planning for urbanization into their development plan to drive growth and development;
- x. **urged** all tiers of Government to strengthen their Ministries, Agencies and Institutions that implement urban sectorial projects and provide

- them with adequate funding;
- xi. **urged** all tiers of Government to build appropriate capacity and skills of their personnel to design, plan, implement and manage sustainable urban development;
 - xii. **urged** relevant agencies to strengthen and encourage effective and inclusive partnership with all stakeholders to realize the NUA and SDGs;
 - xiii. **noted** that the Federal Ministry of Power, Works and Housing has commenced the process of implementing the New Urban Agenda and the Sustainable Development Goal No. 11 which will facilitate the establishment and inauguration of a National Habitat Coordinating Committee in line with the approval of Mr. President in October, 2016;
 - xiv. **advised** all stakeholders to participate actively at WUF9, and to start early preparations for the Forum by visiting UN-Habitat website www.unhabitat.org for more information;
 - xv. **appealed** to states and international organizations for support and collaboration to combat slum as well as undertake proactive measures to promote urban renewal and slum upgrading;
 - xvi. **urged** States and Local Governments Planning Authorities to undertake proactive measures of identification, assessment, documentation of disruptive actions of climate change;
 - xvii. **urged** relevant authorities to strengthen the existing Maintenance Division in the MDAs by appointing qualified professionals in the built

- environment to head the Divisions as well as redeploy the necessary skilled personnel;
- xviii. **approved** the adoption of the Federal Ministry of Power, Works and Housing and State Ministries responsible for Lands and Public Works Matters as the focal point MDA to anchor inventory and valuation component of IPSAS implementation, being the repository of the records of such public assets (physical ones). The Implementation Team in the various MDAs would cooperate and work with the focal point MDA to deliver this mandate;
 - xix. **approved** the sensitization, update and empowerment of the public sector professionals to deliver on the statutory mandates of inventory and valuation of public assets pursuant to IPSAS implementation nationwide;
 - xx. **approved** the creation of regularly updated register of public assets after due verification and classification according to location, user/purpose, construction and other proprietary attributes, using ICT and GIS tools;
 - xxi. **approved** the implementation of **xix** & **xx** above, at the three tiers of government between October 2017 to March, 2018, to set the tone for informed, smooth and diligent accomplishment of IPSAS Accruals in Nigeria;
 - xxii. **urged** Federal and State Governments as well as other relevant agencies in the built environment to focus on green property

- development of cities/settlements;
- xxiii. **requested** all tiers of government and relevant agencies to adhere strictly to the existing policies on urban and regional planning & environmental laws with a view to ensuring green, clean and aesthetically pleasing environment for livability/sustainability;
 - xxiv. **urged** all tiers of government to undertake regular update of Large Scale Cadastral Township Maps (1:1000-1:5000) every five (5) years;
 - xxv. **urged** all tiers of government to collaborate and develop a national geographic information system, mapping and database;
 - xxvi. **urged** all tiers of government to approve the inclusion of Topographic data on the survey plan (Title Deed Plan) for government projects before approval of building plans;
 - xxvii. **urged** all tiers of government to focus on safety rather than revenue drive;
 - xxviii. **directed** that flood impact assessment of the flood plains must be carried out for building purposes;
 - xxix. **directed** that physical development master-plan and drainage master-plan of states should be adhered to strictly, so that flood plains would not be encroached upon;
 - xxx. **directed** that States Building Control Agencies be strengthened so that any building springing up, would be regulated and must be environment friendly,
 - xxxi. **approved** that functionality, cultural peculiarities and inclusiveness

- should guide the location, design and construction of houses in all Governments Housing Programmes;
- xxxii. **validated** the revised Nigeria National Building Code;
 - xxxiii. **urged** Federal Government to facilitate early passage of the bill before the National Assembly for the enforcement of the provisions of the Code;
 - xxxiv. **urged** the Nigerian Society of Engineers (NSE) and COREN to liaise in conducting detailed investigation and report on the identities of professionals and non-professionals involved in 54 incidents of collapsed buildings between 2012 and 2016;
 - xxxv. **approved** the setting up of a committee to review the urban planning law (CAP N138 LFN 2004) Law of the Federation 1990 and to report at the next meeting
 - xxxvi. **endorsed** the adoption of the 'Rent-to-Own' product by all tiers of Government to improve housing inclusion, growth and economic prosperity;
 - xxxvii. **urged** Government to hasten the recapitalization of the Federal Mortgage Bank of Nigeria to the tune of ~~N~~500 billion as endorsed during the 5th Meeting of the National Council of Lands, Housing & Urban Development held at Ilorin, Kwara State, to drive the implementation of the 'Rent-to-Own' product and other inclusive/affordable housing initiatives of the Bank;
 - xxxviii. **urged** for collaboration between the Standards Organization of

Nigeria, and other relevant professional bodies in certifying all materials produced within the country and those materials which are imported;

5. Appreciated the Honourable Minister of the Federal Capital Territory, the National Assembly and invited guests for honouring the invitation to the meeting.

6. Council accepted the offer of Gombe State to host the 7th Meeting of the National Council on Lands, Housing and Urban Development in the 3rd Quarter of 2018.

DONE THIS 24TH DAY OF AUGUST, 2017 AT ABUJA, THE FEDERAL CAPITAL TERRITORY.