

COMMUNIQUE OF THE 7TH MEETING OF THE NATIONAL COUNCIL ON
LANDS, HOUSING AND URBAN DEVELOPMENT HELD AT THE BANQUET
HALL OF THE GOMBE INTERNATIONAL HOTEL, GOMBE, GOMBE STATE
ON THURSDAY 12TH JULY, 2018

The 7th Meeting of the National Council on Lands, Housing and Urban Development with the theme: "Provision of Affordable Housing: A Catalyst For Development and Sustainable Economic Growth," was held at the Banquet Hall of the Gombe International Hotel on Thursday, 12st July, 2018. The Council Meeting was preceded by a three-day Meeting of Directors and Permanent Secretaries from 9th – 11th July, 2018.

2. The meeting was declared open by the Executive Governor, Alhaji Ibrahim Hassan Dankwambo, Ph.D, FCA. The Honourable Minister of Power, Works and Housing, Babatunde Raji Fashola, SAN, presided over the Meeting which was also attended by Honourable Minister of State I and II, Federal Ministry of Power, Works and Housing, Hon. Mustapha Baba Shehuri, and Surveyor Suleiman Hassan Zarma, representatives of Honourable Ministers of Education, Labour and Employment, Head of the Civil Service of the Federation, Permanent Secretary, Federal Ministry of Power, Works and Housing (Works and Housing Sector) Mohammed Bukar, 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-four (34) Memoranda were received and considered under the following four thematic groups:

- i. Policy, Finance, Capacity Building for Affordable Housing Delivery;
- ii. Building Consideration and Institutional Strengthening for Affordable Housing Provision;
- iii. Urban Planning Provision for Affordable Housing ; and
- iv. Lands and Infrastructure Consideration for Affordable Housing.

4. Council considered the issues raised in the Memoranda presented at the Meeting and resolved to:

- i. **encourage** Federal and State Governments, Estate Developers, Mortgage Finance Institutions and infrastructure providers to explore and utilize the favourable opportunities and credit terms offered by Shelter-Afrique;
- ii. **urge** Shelter-Afrique to collaborate with Nigerian Housing Finance Institutions especially Federal Mortgage Bank of Nigeria (FMBN) to support its housing finance mandate;
- iii. **call** on all relevant authorities of national and international housing finance to ensure a stable macroeconomic environment which will serve as a catalyst to free investable resources from public sector instruments such as Government Bond for real estate development at affordable price;
- iv. **create** adequate awareness on the mandates of the Nigeria Mortgage Refinance Company and other related agencies in the chain;

- v. **encourage** the mass production and use of locally sourced materials like palm compressed earth block, fired bricks, hydra-foam bricks in the provision of affordable housing;
- vi. **empower** the Nigerian Building and Road Research Institute (NBRRI) to be more proactive in conducting researches in locally sourced materials for mass production of building materials as well as to develop and maintain data bank of artificial and natural Pozzolana;
- vii. **facilitate** the deployment of NBRRI technology in housing projects especially in resettlement projects for Internally Displaced Persons and other emergency schemes;
- viii. **urge** all tiers of government to invest and make enough provision for housing viz-a-viz corresponding engineering infrastructure because of its multiplier effect in the contribution to human comfort, job creation, and economic development;
- ix. **encourage** the provision of the basic infrastructure such as roads, water supply and electricity in most government housing development before the actual construction of the buildings in line with international best practices;
- x. **urge** all tiers of government to promote technical and vocational education;
- xi. **support** the Nigerian Building and Road Research Institute in the quest to expand skills acquisition training for Nigerians to curb the skills gap in the construction centre;

- xii. **encourage** the use of government recognized artisan training institutes for the training and certification of the artisans in modern building and construction materials testing;
- xiii. **urge** relevant authorities to ensure that registered surveyors are engaged in the setting-out tasks of the various building/construction projects and its corresponding verifications;
- xiv. **urge** relevant authorities to enforce the nationwide implementation of attachment of Cadastral Survey Plans prepared by a Registered Surveyor before building plan approval as practiced in some states of the Federation;
- xv. **urge** relevant authorities to ensure mandatory submission of all Utility Survey Plans to the Office of the Surveyor-Generals of the Federation and States, (OSGoF) and (SGOS) by all institutions whose mandate involve the provision of infrastructure;
- xvi. **urge** relevant authorities to make it mandatory that contractors in the construction industry obtain information on utilities/ infrastructure within and around their project sites from the offices of the Surveyor General of the Federation (OSGoF) and States (SGOS) before embarking on any construction work and for submission of “As-Built Plans” to the offices mentioned;
- xvii. **urge** Federal and State Governments to encourage Federal Housing Authority and States Housing Corporation’s efforts in the drive for the provision of affordable Housing in Nigeria through the delivery of its mandate;

- xviii. **urge** all tiers of government to encourage the removal of all encumbrances as they affect the allocation of Lands for the development of affordable Housing;
- xix. **urge** Federal Mortgage Bank of Nigeria (FMBN) to concentrate on rent-to-own window for provision of houses to low income earners;
- xx. **urge** State Governments to emulate the Federal Integrated Staff Housing (FISH) Scheme of the Office of the Civil Service of the Government of the Federation to enjoy the benefits therein;
- xxi. **urge** stakeholders in the housing sector to ensure that Housing supply/provision is not limited to the State capitals but should trickle down to Local Government Area headquarters and other fast growing settlements;
- xxii. **urge** all relevant MDAs of Federal and State governments to support institutional Housing development;
- xxiii. **urge** stakeholders to ensure that Housing designs are standardized to reflect the socio-cultural needs of each of the localities in terms of the available building materials in such areas;
- xxiv. **urge** the Federal and State governments to upscale the delivery of housing through the national housing policy while commending them for their initiatives;
- xxv. **urge** government at all levels to partner with manufacturers of local building materials as well as support and direct the Bank of Industries to grant loans to the manufacturers at single digit to reduce the cost of housing delivery;

- xxvi. **urge** government to encourage improved funding of SME's by Financial Institutions and to make funds more accessible so as to build the capacity of local manufacturers to enable them contribute in the provision of affordable housing;
- xxvii. **encourage** government to ensure committed implementation of the local content policy in line with the Presidential Executive Order No 005 and all other legislations in that regard;
- xxviii. **urge** all tiers of government to provide tax incentives and concessions on transactions related to housing delivery to encourage growth of the sector;
- xxix. **urge** FMBN to consider the monthly contribution of participants to the NHF as equity contribution whenever they apply for housing loan;
- xxx. **encourage** the Federal Mortgage Bank of Nigeria to sustain the current effort towards recapitalization of the bank;
- xxxi. **urge** government at all levels to ensure that only trained and certified relevant professionals are involved in land acquisition, housing designs, costing and supervisions;
- xxxii. **urge** Government at all levels to engage the services of cost experts (Quantity Surveyors) to establish cost bench-marks at the inception of every housing scheme and monitor compliance throughout the delivery process in order to ensure provision of houses at affordable prices;
- xxxiii. **urge** government to ensure that Bills of Quantities and Schedule of Materials/Labor should form part of the mandatory standardized documentation for obtaining development loans to enhance construction of

houses at real value and not of speculative value as sometimes being experienced;

- xxxiv. **call** on Federal Government to make renewable energy equipment import duty free and local manufacturing companies be given 5 years tax holiday;
- xxxv. **call** on the three tiers of government to give 50% rebate on buildings plans approval fees designs that are energy efficient;
- xxxvi. **urge** all tiers of government to encourage the use of minimum of 2000W renewable energy in buildings per household;
- xxxvii. **urge** the Office of the Surveyor General of the Federation to convene the Geographic Information System (GIS) stakeholders Conference before the end of year 2018 and should be held annually;
- xxxviii. **call** on all tiers of government to simplify the cumbersome process of land acquisition and land titling with a view to easing the development of housing infrastructure;
- xxxix. **call** on all tiers of Governments and relevant bodies to recognize Cooperative Societies as group off-takers for affordable housing;
- xl. **call** all tiers of Government to create and develop new towns and urban regeneration where new houses can be built deploying private sector capacity;
- xli. **urge** the Federal Government to be committed in the provision of off-sites and on-sites infrastructure on PPP project sites to reduce cost of housing by developers and enhance affordability;

- xlii. **urge** all tiers of government to allocate land within their jurisdiction for the siting of gas plant to facilitate supply of domestic liquefied petroleum gas to residential estates;
- xliii. **encourage** the installation of LPG in buildings to form part of the requirements for building permit;
- xliv. **recommend** the inclusion of the use of LPG in the subsequent phases of the National Housing Programme;
- xlv. **sensitize** members of the public on the safety of the Nigeria LPG for domestic use;
- xlvi. **call** for the review of the Nigerian National Building Code (NNBC) to include a new sub-section in the mechanical section for Liquefied Petroleum Gas Piping Systems providing for standards and minimum requirements for installation in building and external reticulation;
- xlvii. **urge** all tiers of Government to include the concept of Site and Services Scheme in their housing programmes to complement the ongoing National Housing Programme of the Federal Government in providing affordable housing for the vast majority of the people;
- xlviii. **urge** all tiers of Government to undertake large scale Site and Services Scheme which will, in addition to providing affordable housing, promote planned urban extensions and adequate provision of basic urban services as well as contribute to boosting economic growth;
- xlix. **urge** States and Local Governments to collaborate with the Federal Government in up-scaling affordable housing delivery in the face of rising

urban population to prevent the development of squatter settlements across Nigeria's urban centres;

- i. **urge** all tiers of government and relevant agencies to ensure that Topographic maps must be part of the documents in site selections and should be used in the design of necessary layouts for engineering infrastructures in line with Nigerian legislations;
- ii. **call** on the Federal Government through the relevant agencies to upscale the budgetary provision for Urban Renewal and Slum Upgrading in order to achieve the goals of the laudable UN Initiative;
- iii. **urge** State governments to participate in the Participatory Slum Upgrading Programme (PSUP);
- iiii. **urge** stakeholders to implement the resolutions of the 2017 Conference of Directors of Town Planning Organizations in Nigeria, held in Minna, Niger State, which the Council noted;
- iv. **encourage** States and stakeholders to plan and undertake events to commemorate **World Habitat Day on 1st Monday of October 2018** and **World Cities Day on Wednesday 31st October, 2018** through awareness raising activities, and promoting advocacy on urbanization, housing provision, sustainable economic development and the overall global development agenda;
- iv. **urge** all tiers of government to encourage PPP activities in physical planning related activities;

- lvi. **urge** Federal Ministry of Power, Works and Housing to provide the platform for a harmonised national geo-spatial data for the purposes of planning and development;
- lvii. **urge** Federal Ministry of Power, Works and Housing to provide the necessary platform for coordination of all external intervention on programmes in planning and related activities;
- lviii. **encourage** regular and sustained capacity building for professionalism so as to address the 21st century physical planning challenges;
- lix. **refer** Memorandum No. 29 to the Surveyors Council of Nigeria (SURCON) for consideration since the memorandum addressed regulatory issues and not policy matters;
- lx. **urge** the State Governments to consider the request from FMBN to establish a contact or liaison person in the States;
- lxi. **urge** state governments to establish functional Geographical Information Systems (GIS) to ease land titling processes;
- lxii. **urge** state governments to ease bottlenecks in land titling process in line with universal best practices in line with the presidential order of the ease of doing business;
- lxiii. **urge** for full implementation of the Land Use Act;
- lxiv. **explore** a certified electronic interface to assist in land administration for processing Mortgage loans to ensure easy access by FMBN, Land registries as well as other relevant stakeholders;

- lxv. **call** on relevant authorities to set time frame for the issuance of Certificates of Occupancy (C-of-O) to all NHF beneficiaries as contained in the development agreements leased to the Developers by the issuing authorities, State Governments including the FCT. This is to enable the Bank to timely conclude the mortgage process and release such titles to the NHF beneficiaries upon redemption of their loans;
- lxvi. **constitute** a Working Committee in collaboration with the Tax Authorities to review and consider a unified cost for perfection of title and mortgages at a reasonable charges of less than 4% of the value of mortgage and property to accord more Nigerians access to affordability test;
- lxvii. **encourage** the collaboration and intervention of various Federal Government MDAs and other relevant State Government Agencies for the provision of land and infrastructure at the various FISH Estates across the country;
- lxviii. **encourage** the implementation of the Nigerian House Brand introduced using the National Housing Programme;
- lxix. **urge** government at all levels to ensure that relevant provisions of the Land Use Act relating to functioning of Land Use and Allocation Committee (LUAC) and Land Allocation and Advisory Committee (LAAC) are implemented to ensure seamless land acquisition and allocation for affordable housing;
- lxx. **urge** National Council on States (NCS) to fast-track the consideration and promulgation of regulations on Systematic Land Titling and Regulation

(SLTR), land registries, mortgages and sectional titles earlier approved by National Economic Council (NEC) pursuant to the provisions of Section 46 of the Land Use Act;

lxxi. **encourage** the maintenance of status quo of exchange of letters by relevant Government Agencies as provided by law for Government to Government land allocation;

lxxii. **urge** relevant stakeholders to implement the resolutions of the 25th Conference of Directors/Heads of Lands in Federal and State Ministries Departments and Agencies held in Abuja as noted by Council; and

lxxiii. **hold** the 8th Edition of the Meeting of the National Council on Lands, Housing and Urban Development in the 3rd quarter of 2019 in Abuja.

5. **Council** appreciated the Government and the people of Gombe State for hosting the 7th Meeting of the National Council on Lands, Housing and Urban Development, in particular His Excellency the Executive Governor of Gombe State Alhaji Ibrahim Hassan Dankwambo, Ph.D, FCA, for honouring our invitation to declare the Meeting open.

DONE THIS 12TH DAY OF JULY, 2018 AT GOMBE, GOMBE STATE