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FEDERAL MINISTRY OF POWER, WORKS AND HOUSING
(HOUSING SECTOR), MABUSHI, ABUJA



**Submission of Urban and Regional Development Department Input To The
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URBAN AND REGIONAL DEVELOPMENT DEPARTMENT

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THE PROFILE OF MR. CHIKE ANIKAMADU

HOD/DIRECTOR (URD)

URBAN AND REGIONAL DEVELOPMENT DEPARTMENT

Mr. Chike Anikamadu is the current Director/HOD of the Urban & Regional Development Department, Federal Ministry of Power, Works & Housing, Abuja. He attended the University of Ibadan where he obtained his Master's Degree in Urban & Regional Planning in 1987. He joined the services of the Federal Republic of Nigeria in 1989 as a Town Planning Officer in the Defunct Federal Ministry of Works and Housing. He has since risen to become a substantive Director in the Ministry. He is a member of the Nigerian Institute of Town Planners (NITP) as well as the Town Planners Registration Council of Nigeria (TOPREC). Mr. Anikamadu was elected the National Secretary of the Nigerian Institute of Town Planners (NITP) from 1998 – 2000. He also served in different capacities in various committees of both organizations. In the course of his service, he has attended several local and international courses and conferences including the United Nation's General Assembly in New York and the Royal Institute of Public Administration (RIPA), London. He is happily married with kids. He loves spending time with his family and friends.

URBAN AND REGIONAL DEVELOPMENT DEPARTMENT

1.0 Introduction:

The department is one of the professional departments of the Ministry established to effectively and efficiently manage and ensure sustainable development of Nigerian towns, cities and settlement to enhance the living standard of the people.

1.1 MANDATE:

The mandate of Urban and Regional Development Department is to promote and encourage comprehensive sustainable growth and development of human settlement so as to reduce regional imbalance, promote equity and ensure sustainable urbanization.

1.2 STAFFING

The Urban and Regional Development (URD) has about 430 staff made up of Town Planners, Technical Officers, Administrative Staff, Support Staff, IT and NYSC Officers. All these are carefully spread in the various Directorates and 36 State Field Offices and the FCT.

2.0 FUNCTIONS/SCHEDULE OF THE FOUR DIRECTORATES IN URBAN AND REGIONAL DEVELOPMENT

The department is structured into four directorates listed below with their functions:-

2.1 SLUM UPGRADING AND URBAN RENEWAL DIRECTORATE

The Directorate consists of:

- Slum Upgrading and Urban Renewal Division,
- Regeneration/Redevelopment of Derelict Sites Division, and
- Recreation and Parks Division.

The Directorate is in charge of the following:

- i. Formulation, Preparation and implementation of policies and programmes on slum upgrading and urban renewal (inner-city regeneration/core areas of towns and cities, urban sprawl, squatters settlements);
- ii. Undertaking technical/needs assessment studies and mapping of slum areas nationwide
- iii. Preparation of action plans and redevelopment plans for urban renewals and slum upgrading;
- iv. Partnering with MDGs Units on implementation of MDGs projects nationwide;
- v. Implementation of sustainable Development Programmes (SDPs) nationwide;

- vi. Facilitation of civic engagement and citizen participation in Urban Renewal and Slum Upgrading;
- vii. Organization of public enlightenment programmes and stakeholders fora on slum upgrading and urban renewal;
- viii. Research and Data collection on Urban Renewal and Slum Upgrading programmes and projects;
- ix. Preparation of Planning Reports and Feasibility studies on Slums Upgrading and Urban Renewal projects and schemes;
- x. Planning and Redevelopment of areas of derelict sites, mine spoils and oil spillage areas;
- xi. Planning and redevelopment of historic sites and areas of national interests for recreational purposes;
- xii. Planning, development and management of open spaces in Federal Government Estates nationwide;
- xiii. Liaison with MDAs and State Governments/FCT on issues of urban renewal, slum upgrading, reclamation/development of derelict and historic sites as well as the use and management of open spaces in Federal Government Estates;
- xiv. Coordination and supervision of field officers in the following States: Anambra, Delta, Katsina, Yobe, Gombe, Bauchi, Kwara, Adamawa and Ogun;
- xv. Preparation and administration of the Directorate's fiscal budget (Capital and Recurrent Expenditure).

2.2 REGIONAL DEVELOPMENT DIRECTORATE.

This Directorate comprises the:

- Regional planning and Development Division,
- Transport Planning/management Division, and
- Rural and Community Planning Division.

The Directorate is charge with the following:

- i. Formulation, Monitoring and evaluating of Federal Government policies and programmes on regional development for Nigeria;
- ii. Preparation and implementation of policies and programmes on community and rural development.

- iii. Undertakes studies to identify multifaceted problems of rural physical/land use planning and development in Nigeria.
- iv. Preparation of National Physical Development Plan for Nigeria
- v. Collaboration with relevant Agencies for the preparation and implementation of physical plans for identified regions e.g. Niger Delta Region, River Basins, Airports etc
- vi. Taking charge of Department Budget (Capital /Recurrent Expenditure and Revenue Estimates);
- vii. Coordination of Conference of Directors and Heads Town Planning Organization
- viii. Collaboration with the states for implementation of Strategic Regional Development Plans for the Six geo-political zones;
- ix. Coordination and supervision of field officers in the following States; Kaduna, Nasarawa, Oyo, Akwa Ibom, Bayelsa, Rivers, Benue;
- x. Collaboration with National Planning commission on implementation of physical development components of vision 20.2020 document and the National Integrated Infrastructure Master Plan;
- xi. Collaboration with Bureau for public Enterprises on reform of the Housing and urban development sector.
- xii. Providing technical assistances to state Government in operating transport and traffic plans in towns and cities;
- xiii. Development of Strategies for house numbering, street naming and city beautification.
- xiv. Liaison and partnership with Federal Ministry of Transport, Federal Ministry of Works, Nigeria Railway Corporation, Federal Inland Waterways and Ministry of Aviation etc. On transportation related matters; and
- xv. Preparation and administration of Directorate's fiscal budget (Capital and Recurrent Expenditure).

2.3 URBAN DEVELOPMENT DIRECTORATE:

This Directorate consists of the:

- Urban Planning and Development Division,
- Urban Design Division, and
- Urban Sector multilateral programme Division.

The Directorate is charged with the following:

- i. Formulation and continuous review of development and management;
- ii. Preparation, continuous review and coordination of implementation of National Urban Development policy;
- iii. Determination of Land uses and site selection for housing and other projects;
- iv. Preparation of layouts plans for projects such as prototype Housing programme and Public Private Partnership Programme, Sites and Services Programme etc;
- v. Liaison with Federal Surveys on production of relevant digitalized maps/layouts;
- vi. Coordination and supervision of field officers in the following States: Kano, Osun, Plateau, Ondo, Ekiti, Edo, Lagos, Cross River, Zamfara.
- vii. Coordination and implementation of Bilateral and multilateral programmes in Urban Sector
- viii. Implementation of the Habitat Agenda and coordination of the programmes of the United Nations Human Settlement Programme (UN-HABITAT) and activities of the UN-Habitat Programme Support Office (UN-HAPSO) in Nigeria;
- ix. Coordination of issues relating to African Union Specialized Technical Committee (AU-STC) on Public Service, Local Governance, Urban Development and Decentralization;
- x. Coordination and monitoring of Shelter Afrique activities and projects in Nigeria
- xi. Coordination and implementation of the Cities Alliance Programmes;
- xii. Coordination and liaison with National Planning Commission and other agencies on bilateral and multilateral cooperation and programmes on Urban and Regional Development matters;
- xiii. Coordination of commemoration of the world Habitat Day (WHD) and implementation of issues arising from the celebration including National Best Practices Award for improving the living conditions of the environment; and
- xiv. Coordination of matters relating to world Urban Forum (WUF) and the world Cities Day (WCD);
- xv. Preparation and administration of the Directorates fiscal budget (Capital and Recurrent Expenditure).

2.4 DEVELOPMENT CONTROL DIRECTORATE:

The Directorate comprises:

- Development Control Division,
- Infrastructure Development Division, and
- Road Corridors Management Division.

The Directorate is charged with the monitoring:

- i. Control and monitoring of all physical development on Federal Government lands;
- ii. Management and development control of all physical development on all Federal Estates i.e Shagari Low Cost Housing Estates; National Sites and Services Estates; Prototype Public Private Partnership Programme (PPPP) nationwide;
- iii. Preparation and continuous review of development guidelines and standard for the control and monitoring of development nationwide.
- iv. Collaboration with relevant bodies on planning of physical development proposals of national interest nationwide e.g Nigerian Airports Authority (Airports, Airstrips), Nigerian Inland Waterways Authority (River ports), Nigerian Railway Corporation (Rail Nlines), Nigerian Ports Authority (Sea Ports), Nigerian Communication Commission (Communication Masts) etc
- v. Enforcement of planning Standards on Federal Government lands and estates nationwide;
- vi. Processing of new development proposals on federal government land;
- vii. Preparation of technical reports, generation of planning orders and approval of physical development proposal of national interest;
- viii. Liaison with other professional departments such as Architectural and Engineering Services for the processing of new building plan;
- ix. Liaison with prototype Housing committee, Public Private partnership programme etc. For control and enforcement of planning standards for sustainable housing development as it relates to it function;
- x. Coordination and supervision of field officers in the following States: FCT, Taraba, Kebbi, Imo, Borno, Niger, Abia, Ebonyi, Enugu, Sokoto, Jigawa;
- xi. Coordination and preparation of guidelines on National Sites and Services programme.
- xii. Coordination of Implementation of National Sites and Services Programme nationwide;

- xiii. Urban Prioritization/Investment studies on Urban Infrastructure i.e Needs Assessment Studies;
- xiv. Formulation of National Planning Standards for Urban Roads and Transportation Modes including Terminals and parking facilities;
- xv. Issuance of operational guidelines on Right of Way and Corridors of Federal Roads; and
- xvi. Taking charge of matters of staff welfare and training;
- xvii. Preparation and administration of the Directorate's fiscal budget (Capital and Recurrent Expenditure)

3.0 MAJOR ACTIVITIES/ACHIEVEMENTS OF THE FOUR (4) DIRECTORATES IN URBAN AND REGIONAL DEVELOPMENT DEPARTMENT:

Several cities in Nigeria have so far benefited from preparation of development plans, development control, urban renewal and slum upgrading programmes, community – based urban development projects, conduct of slum surveys, and urban management information studies, that are responsible for facilitating the transformation of cities and towns to become active contributors to economic and socio-cultural growth and development of Nigeria. Details of the various achievements in the directorates are as follows:

3.1 REGIONAL DEVELOPMENT DIRECTORATE:

Key achievements under the Regional Development Directorate include:

3.1.1 The National Physical Development plan:

The National Physical Development plan is an action programme to provide an overall strategic planning framework to guide development and capital infrastructure investment decisions in the country over a specific period of 20 years. It will serve as the apex plan for physical development and lay the basis for integration of development efforts at all levels. The plan is expected to integrate economic, social and physical sectors for equitable, harmonious, efficient and balanced sustainable development of Nigeria by year 2020.

3.1.1.1 Conceptual Framework:

In recognition of the importance of the National Physical Development Plan as a veritable tool for National spatial and economic development, the Federal Government through the Federal Ministry of Works and Housing, Urban and Regional Development, commissioned a consultant to prepare an action plan for the preparation of the first ever National physical Development plan.

Physical Development plans exist at different scales ranging from local Area Action plans to National Physical Development Plans. They are crafted to guide the physical development of an area based on predetermined vision and goal. It complements socio-economic Development Plans as it gives tangible expression to the aspirations of the nation's Socio-Economic Development plans. It also constitutes the basis for assessing the outcome and success such plans. In many regions around the world particularly those with similar political structure like Nigeria, notable transformations in socio-economic development have been driven by physical Development plans mostly on a national scale

However, for effective preparation of the NPDP and to build consensus amongst stakeholders, a sensitization plan was designed by the consultant. This plan consists of six round tables, three dialogues, two review workshops, one forum, and two study tours. The round tables and dialogues are expected to precede the bid process while the review workshops, forum and study tours are to be planned as part of the plan preparation process.

3.1.1.2 Goal:

The broad goal of the National physical Development plan is to achieve balanced and sustainable development of Nigeria through effective integration of National social, Economic and physical Development plans.

3.1.1.2.1 Objectives:

- To rationalize national spatial planning for economic efficiency and global competitiveness.
- To optimize utilization of land and natural resources for sustainable development.
- To promote balanced regional development for national unity.
- To secure spatial and environmental quality and diversity for a high quality of life.
- To achieve national development objective by 2020

3.1.1.3 Justification:

The federal structure of governance with its intermeshed tripartite arrangement for many exclusive and concurrent issues that run beyond political boundaries require a template for harmonization of local and regional needs and interests into the national scheme. The NPDP is that vehicle. It is the basis for balancing development among the regions and establishing the framework for cooperation and integration amongst the three tiers of government

3.1.1.4 Achievements under the National Physical Development Plan:

3.1.1.4.1 Strategic Regional Development Plan: Regional Development Plans have been prepared for the six geo-political zones; this is to integrate physical and economic development on geo-political basis as well as create spatial guide for investments to attain balanced socio-economic advancement for the nation.

3.1.1.4.2 Preparation of Development Plans: In order to promote orderly, planned and coordinated urban development with a view to curtailing proliferation of slums development, technical assistance was rendered to States and local governments by the preparation of development Plans for some towns and cities across the country. The towns that benefited from this assistance include: Ore and Igbotu, Ondo State, Jos, Plateau State, Gusau, Zamfara State, Bida, Niger State, Orile Owun, Osun State, Bonny Rivers State, Otueke, Bayelsa State, Damaturu, Yobe State, Eyin-Ekiti, Ekiti State and Yelwa, Kebbi State.

3.1.1.4.3 Establishment of GIS enabled Data Center for National Physical Development Plan Project; This consist of high capacity work station, input and output devices, and soft wares to assist in the compilation of essential data for the National Physical development Plan Project. This will also assist in informed decision making process in sustainable physical development activities.

3.2 URBAN RENEWAL AND SLUM UPGRADING DIRECTORATE:

3.2.1 Implementation of Urban Renewal and Slum Upgrading schemes

3.2.1.1 Introduction:

In 1988, urban renewal and slum upgrading programme started in the Ministry as a Federal Government Assisted Programme to arrest the spate of rapid deterioration of Nigerian's cities and as an indirect strategy to redress critical challenges that have been militating against slum dwellers and the homeless in Nigeria. In the course of time and operations, and as a pilot programme, urban renewal and slum upgrading in URD Department of the Ministry was upgraded from a unit to a division in 2003 with the creation of the then Federal Ministry of Housing and Urban Development by the Government. Since then, the Division has been an effective engine of physical planning and development to deliver the mandate given to the Ministry by ensuring the improvement of living environment and blighted neighbourhoods in urban areas in Nigeria.

3.2.1.2 Past Interventions/Achievements:

Past Federal Government interventions in urban renewal and slum upgrading can be noticed in places like Ijora-Badia, Lagos state; Kurna-Asabe and Tukun Tawa, Kano State; 9th Mile, Enugu State; Sabon Gida Ore, Edo State; Lokoja, Kogi State; Aba-Ukwu, Abia State; Ile-Oluji, Ondo State; Ijebu Jesha, Osun State, Karu, Nassarawa State; Baboko, Kwara State and Mile1-Port Harcourt, Rivers State.

3.2.1.3 Upgrading Programmes:

In the last 5 years, URD Department under the Federal Government has successfully completed implementation of upgrading programmes as part of its technical assistance to some states. They include Anambra (Adazi – Nnukwu) and Osun (Orile – Owu). These pilot schemes involved the

provision of essential infrastructural facilities and services such as potable water, roads, drains and electricity to improve the living conditions of beneficiary communities.

3.2.1.4 Present Achievements (New and On-Going Urban Renewal and Slum Upgrading Projects):

In furtherance to its statutory mandate and fulfillment of its commitment to reduce the growth of slums and slum dwellers in the country, the Directorate, in the last 2 years has successfully completed implementation of upgrading programmes as part of its technical assistance to some states. Currently, urban renewal and slum upgrading schemes are going on in Orile - Owu, Osun State, Amarata-Yenagoa, Bayelsa State; Yelwa, Kebbi State; and Oron, Akwa-Ibom State. Similarly, collation of baseline data have been concluded in some selected slum areas within the six geo-political zones like Abesan-Lagos State, Dorayi - Kano State, Makama Sarki - Bauchi State, Masaka Angwan Police/Makama - Nassarawa State, Elechi Beach Area - Port Harcourt, Rivers State and Okpoko Layout, Onitsha - Anambra State. Furthermore, URD Department has completed Slum Identification and Needs Assessment Survey for selected settlements in Nigeria; they include Aba (Abia State), Kaduna (Kaduna State), Oshogbo (Osun State), Abesan (Lagos State), Okpoko, Onitsha (Anambra State), Elechi Area (Rivers State), Dorayi (Kano State), Makama/Sarkin (Bauchi State), Angwan Police Makama Masaka (Nasarawa State and Lokoja (Kogi State).

Based on the above studies, the Ministry awarded the following projects:

3.2.1.4.1 Road Construction and Rehabilitation Projects:

Road construction and rehabilitation projects are going on at Ohanku Road, Aba, Abia State, Namso Street, Kaduna, Kaduna State, Bundu-Ama, PH, Rivers State, and Amarata-Yenagoa, Bayelsa State.

3.2.1.4.2 Provision of Solar Powered Street Lights:

Similarly, provision of Solar Powered Street Lights are going on at Ohanku Street, Aba, Abia State, Namso Street, Kaduna, Kaduna State, and Bundu-Ama, PH, Rivers State.

3.2.1.4.3 Solar Powered Borehole projects:

Moreover, new and on-going provisions of Solar Powered Borehole projects are taking place at FMPW&H Hq. Mabushi, Abuja, Ohanku Road, Aba, Abia State, Erusu-Akoko, Ondo State, Kurna Asabe, Kano State, Bundu-Ama PH, Rivers State, Oron, Akwa Ibom State, Yelwa, Kebbi State, Shaki, Oyo State and Kpakiam, Delta State.

3.2.2 Improvement of Derelict Sites:

Survey and identification of derelict sites in some States such as Jos, Enugu, Sokoto and Gboko in order to reclaim and improve them into a more socially and economically useful activity area.

3.3 DIRECTORATE OF URBAN DEVELOPMENT

Achievements of Urban Development Directorate include:

3.3.1 Review of National Urban Development Policy (NUDP):

The essence of the National Urban Development Policy is to promote a dynamic system of urban settlements which fosters sustainable economic growth, promotes efficient urban and regional planning and development as well as ensures improved standard of living and well being of Nigerians. This policy was formulated in 1992 and reviewed in 2004 and 2012.

3.3.2 Urban Prioritization Studies:

Through urban prioritization studies, infrastructural base of towns and cities are appraised to identify areas of inadequacy and non-existence and devising a sustainable way of providing these facilities to promote better living environment. This promotes comprehensive study of the state of the roads, water and electricity supply, drainage system, street lighting, environmental sanitation, population dynamics, solid waste generation and disposal amongst others. These studies have the Nigerian Government to fulfill the global drive towards Sustainable Development Goals (SDGs) implementation, Mega Cities Management, Disaster Risks Management, Climate Change Remediation, Poverty Reduction and many other International mandates. For instance, States where urban prioritization studies have been carried out include; Edo, Katsina, Ogun, Kogi, Borno and Yobe States.

3.3.3 Preparation and Vetting of Layout Designs:

Preparation of layouts for prototype estates such as Gwagwalada, Kuje, Gaduwa, Asokoro, Karu, Gudu etc in the FCT and many other States have been achieved under the above urban development strategy.

3.3.4 National Housing Programme of the Federal Government:

The National Housing Programme of the Federal Government is the current housing strategy under Urban Development Directorate to deliver houses to Nigerians (including owner-occupier houses). Presently, the programme is being implemented in 36 states of the Federation and the FCT.

3.3.5 National Sites & Services Housing Scheme:

This Scheme entails the provision of secured and readily buildable plots in an estate environment which is usually supplied with basic services. The programme, which commenced in 1988 has expanded to 22 states and at the moment resulted in the allocation of more than 25,000 plots to deserving Nigerians through the Federal Low Cost Estates in Lagos, Kano, Kaduna, Port Harcourt, Calabar. Bauchi, Jos, Benin, Enugu and many more others.

3.3.6 Special Sites & Service Schemes and Infrastructure Projects:

This is a unique version of Sites and Service Scheme which delivers housing to the high income on the philosophy of self financing and possible cross subsidy for low income housing. Some of the successful high brow schemes include (a) Banana Island Housing Project (b) Ikoyi Foreshore Housing project (c) Osborne Road Estate, Phase 1; and (d) Osborne Road Estate, Phase 11; Park View Estate, e.t.c. All these high income estates put together have generated about 700 plots and prime residential neighbourhoods to Nigerians.

3.3.7 Prototype Housing Estates:

This Scheme is driven by the prototype Housing Committee of the ministry with the aim of implementing a key strategy of the 1991 National Housing Policy which sought to rapidly increase the stock of housing (and reduce notable deficits) in target localities. The scheme entails the use of in-house staffs and revolving funds to deliver adequate houses at affordable costs in selected cities, especially Abuja and Lagos.

3.3.8 Federal Low Cost Housing Estates and In-Fill Plots:

This is one of the oldest housing schemes managed by the Ministry and comprised low – cost houses and significantly large tracts of acquired but vacant lands spread across virtually every local Government Area of Nigeria. The vacant tracts have been re-designed as ‘In-Fill Plots’ and the old low cost houses is subject of different re-development efforts.

3.3.9 Public-Private Partnership (PPP) Initiatives in Housing:

The PPP initiative in housing began with partnership and Business Development Unit (PBDU) of the defunct Federal Ministry of Works and Housing and has evolved through the renewed efforts of the current Ministry’s “PPP Committee” to produce numerous housing estates via partnership with the private sector.

3.3.10 Re-development of Tracts of Land within Federal Government Reservation Areas (GRA’S):

Recent Federal Government policy on sale of its properties and the changing status of colonial GRA’s have contributed to the process of redeveloping some selected tracts of land within this region. The Ministry is responsible for conducting detailed appraisal of all proposal submitted for improvement and re-development of such plots.

3.3.11 Multilateral Programmes:

Multilateral Programmes involves specialized programmes and projects on enhancement of international cooperation and partnership for human settlements development through bilateral collaboration with the Shelter Afrique, UN – Habitat, and Cities Alliance etc. Issues on urbanization challenges, slum upgrading, housing, infrastructure, urban governance, gender and

others that are central to sustainable urban growth and development. Some of the current programmes include the following:

3.3.11.1 The New African Urban Agenda:

The New African Urban Agenda contains effective plans and policies by the African Governments to address the concerns of rising urbanization and poverty. The Agenda prescribes the type of cities envisaged in Africa in the next 30 years, which among others include:

- ∩ New Cities with basic infrastructures that would contribute to healthy human existence;
- ∩ Cities that would create investment that would nurture new wave of development;
- ∩ Cities that would promote active and not passive role for its inhabitants;
- ∩ Cities that would be guided by Law and Order;
- ∩ Cities with financial designs that would ensure maintenance of basic infrastructures;
- ∩ cities with appropriate Physical and Town Planning Designs; and
- ∩ cities that defines the concept of African family (culture) in choosing the model of living etc.

3.3.11.2 Shelter Afrique (Company for Habitat and Housing):

Shelter Afrique was established in 1982 by 42 African Governments, the African Development Bank (ADB) and African Reinsurance Corporation (African-Re), to mobilise and deploy resources for housing and urban development in Africa through direct investments in housing sector, loans, lines of credit and technical assistance to member Governments, their institutions and the private sector.

3.3.11.3 African Union Special Technical Committee No.8 (AU-STC. N0.8):

Formerly African Ministerial Conference on Housing and Urban Development (AMCHUD) has been used by the Nigerian Government to address the concerns of rising urbanization and poverty. This Union also provides a common platform to jointly address and adopt common perspectives on critical housing and urban development issues affecting the continent. It also advocates and promotes sustainable urban growth and socio-economic development of African cities and reaching consensus on pertinent issues.

3.3.11.4 Commemoration of World Habitat Day and World Cities Day:

This is marked on the first Monday of October every year to reflect on the overall state of our towns and cities and the basic right of all, adequate shelter, as well as focus on the responsibility of the global community to the future of the human habitat.

3.4 ACTIVITIES/ ACHIEVEMENTS OF THE DEVELOPMENT CONTROL DIRECTORATE:

Central and key achievements of the Development Control Directorate in the urban development sector include:

3.4.1 Monitoring and control of Physical Development:

This strategy is currently used to monitor and control of physical development to ensure orderly and planned development in line with the approved physical development plans and standards nationwide. Also the Development Control Directorate has been active in the Monitoring and control of development in: Federal Low Cost Housing (Shagari Estates); Federal Prototype Housing Estates; National Sites and Services Estates; Federal Government Reservation Areas (GRA) nationwide and Public- Private Partnership Initiatives in Housing (PPP). They also monitor and control physical planning development in Gwarinpa and Gaduwa estates at Headquarters and their Field offices in States and FCT handle the monitoring and control of development in housing estates in their respective locations.

3.4.2 Building Plan Approval:

The Directorate has been engaged in vetting of building plan for approval in conjunction with Design Division of Architectural Services (AS) Department; Structures Division, Engineering Services (ES); Cadastral Surveys Unit; Lands Administration Division; Land Use Allocation Committee (LUAC); and Accounts Division, Finance and Account Department

3.4.3 Preparation, Publication and Dissemination of Development Control Guidelines:

The Development Control Directorate has been engaged in the generation, periodic review, publication and effective dissemination of information guidelines, bye-laws and ordinances to guide Development Control Officers, Allottees, Developers and other interested party in the wholesome growth and maintenance of federal housing estates nationwide.

4.0 PROCEDURE FOR BUILDING PLAN APPROVAL:

All housing development initiatives of the Federal Ministry of Power, Works and Housing are packaged as ‘models’ or ‘best practices’ with a view to motivating other categories of ‘Approving Agencies’ at Federal, State and Local Government levels to higher performance in the field of urban and regional planning. Hence, the Ministry is committed to setting a very high standard in the appraisal and vetting of all applications for development permits. The stages of processing which is strictly adhered to are described in the schema below:

S/N	STAGE	REQUIREMENT OR COMPONENT PARTS	OTHER REMARKS
I.	Submission of Application	<ul style="list-style-type: none"> i. Handwritten Letter Of Application ii. Completion Of Application Form iii. Complete Evidence Of Plot/Land Ownership; Letter of Allocation; receipts of payments, C of O; title Deeds iv. 5 Sets of full working drawings (basic items in full Working drawings include Location/Site Plan, Architectural drawings, Structural drawings and calculations, Mechanical drawings, Electrical drawings. v. Original copy of certified survey plan/drawing vi. Evidence of current registration of Architectural designer with ARCON Stamps vii. Evidence of registration of Structural Engineer designer with COREN Number viii. Letter of Undertaking of Structural Engineer on Structural integrity of proposed structure 	<p>Application should be addressed to Honourable Minister & submitted in person</p> <p>All detailed drawings should be at large scales to a maximum of 1:20</p> <p>Additional support documents such as contour maps, spot heights, environmental Impact Assessment (EIA) reports, Soil Tests, may be requested as found applicable</p>

2.	Conduct of Joint Site Inspection		Inspection Team would include applicant, town planners, land surveyor and any professional deemed relevant.
	Verification of Allocation or Ownership Claim	<ul style="list-style-type: none"> i. Evidence Of Payment Of Up-To-Date Annual Ground Rents, And ii. Authorization By Secretary, Land Use & Allocation Committee (LUAC) 	This process involves searches in Lands Registry of the Ministry LUAC
3.	Conduct of Town Planners Vetting	<ul style="list-style-type: none"> 1. Site Plan 2. Site Inspection Report and Field Officers recommendations 3. Evaluation of Technical Reports 	This is executed essentially by DC Division of URD Department
4.	Conduct of Architect's Vetting	<ul style="list-style-type: none"> I. Evidence of registration of Architect and/or recommendations II. Evaluate of Technical Reports 	This is executed by Design Division of Architectural Services Department
5.	Conduct of Structural Engineer's Vetting	<ul style="list-style-type: none"> I. Structural Engineering drawings II. Engineering Calculation III. Soil Test (Optional) 	This is executed by structures Division of Architectural Ser-ices Department

6.	Computation and payment of Building Plan Assessment Fees	Evidence of 'Demand Notice' for payment fees Certified Bank Draft	Fees are computed by Development control Division but payment is processed by Finance & Accounts Department
7.	Final Re-Appraisal		This is executed essentially by URD Department
8.	Conveyance of Approval		This is executed essentially by URD Department
9.	Supervision of Setting Out		This is executed essentially by URD Department
10	Management of Site Development		This is coordinated by URD Departments and professional from other Departments are involved
11	Issuance of Fitness for Habitation Certificate		Certificate is issued in URD Department after inspection by different professionals from other Department

4.1 Operative Building Plan Assessment and Approval Fees for all Categories of Land Use/Landed Properties: URD (2003-Date):

OPERATIVE BUILDING PLAN ASSESSMENT AND APPROVAL FEES FOR ALL CATEGORIES OF LAND USE/LANDED PROPERTIES: URD (2003-DATE)

1	RESIDENTIAL USE	Application Fees	Registration Fees	Planning Information Fees	Vol of Bldg per m ³	Petrol Station Rate			Certificate of Fitness	Demolition Fee Per Floor	Report Prep. fee	Fencing Permit	Change of Design Rate	Change of Land use Per 10m ²	Retrieval of Approved Plan	Re Stamping fees	Parking Space Per m ²	Penal Fees	Advert Bill-board m ³ Rate	Revalidation of Dev Permit
						2 Pumps	4 Pumps	Any Other Pump												
1	Highly Prime Area	2500	2000	2000	10	30000	60000	15000	5000	5000	5000	2500	10	25000	5000	15000	10	10%	50	5000
2	Industrial Areas	2500	2000	2000	10	30000	60000	15000	2000	2000	5000	2500	10	25000	5000	15000	10	5%	50	5000
3	Commercialized Areas	2500	2000	2000	10	30000	60000	15000	2000	2000	2500	2500	10	25000	3000	15000	10	5%	50	5000
4	Urban Areas	1500	1500	1500	5	20000	40000	10000	2000	2000	2500	2500	10	15000	1000	15000	10	2%	50	5000
5	Rural Urban Areas	1000	500	1000	2	15000	30000	5000	1000	1000	2000	2000	5	5000	1000	2000	NA	1%	20	3000
6	Rural Areas	500	200	500	2	10000	20000	5000	500	1000	1000	500	5	2000	500	2000	NA	1%	20	500
7	Other Specified Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	COMMERCIAL USE																			
1	Highly Prime Area	2500	2000	2000	20	30000	60000	15000	10000	7000	5000	2500	15	25000	5000	20000	15	10%	50	5000
2	Industrial Area	2500	2000	2000	20	30000	60000	15000	5000	5000	5000	2500	15	25000	5000	20000	15	5%	50	5000
3	Commercialized Area	2500	2000	2000	20	30000	60000	15000	5000	5000	2500	2500	15	25000	3000	10000	15	5%	50	5000
4	Urban Area	1500	1500	1500	10	20000	40000	10000	5000	5000	2500	2500	15	15000	1500	10000	15	2%	50	5000
5	Rural Urban Area	1000	500	1000	5	15000	30000	5000	2500	2000	2000	2000	10	5000	1500	2500	NA	1%	20	3000
6	Rural Area	500	200	500	2	10000	20000	5000	1000	15000	1000	500	10	2000	500	2500	NA	1%	20	500
7	Other Specified Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	INDUSTRIAL USE																			
1	Highly Prime Area	2500	2000	2000	20	30000	60000	15000	7000	10000	5000	2500	20	25000	5000	25000	20	10%	50	5000
2	Industrial Area	2500	2000	2000	20	30000	60000	15000	10000	7000	5000	2500	20	25000	3000	25000	20	5%	50	5000
3	Commercialized Area	2500	2000	2000	20	30000	60000	15000	10000	5000	2500	2500	20	25000	3000	15000	20	5%	50	5000
4	Urban Area	1500	1500	1500	10	20000	40000	10000	10000	5000	2500	2500	20	15000	2000	15000	20	2%	50	5000
5	Rural Urban Area	1000	500	1000	5	15000	30000	5000	5000	2000	2000	2000	15	5000	2000	2500	NA	1%	20	3000
6	Rural Area	500	200	500	5	10000	20000	5000	5000	15000	1000	500	15	2000	500	2500	NA	1%	20	500
7	Other Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	OTHER USES																			
1	Highly Prime Area	2500	2000	2000	10	30000	60000	15000	2000	2000	5000	2500	5	25000	5000	2000	5	10%	50	5000
2	Industrial Area	2500	2000	2000	10	30000	60000	15000	5000	2000	5000	2500	6	25000	3000	2000	5	5%	50	5000
3	Commercialized Area	2500	2000	2000	10	30000	60000	15000	5000	2000	2500	2500	5	25000	500	2000	5	5%	50	5000
4	Urban Area	1500	1500	1500	5	20000	40000	10000	5000	2000	2500	2500	5	15000	500	2000	5	2%	50	5000
5	Rural Urban Area	1000	500	1000	5	15000	30000	5000	2000	2000	2000	2000	2	5000	500	500	NA	1%	20	3000
6	Rural area	500	200	500	2	10000	20000	5000	4000	1500	1000	500	2	2000	200	500	NA	1%	20	500
7	Other Specified Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

5.0 PROCEDURE FOR THE IMPLEMENTATION OF URBAN RENEWAL AND SLUM UPGRADING PROGRAMME/ PROJECTS IN URD:

5.1 Preamble:

The purpose of urban renewal and slum upgrading is to reduce physical and environmental degradation of the cities as well as improve the living condition of the people. In many countries, as in America where it originated, urban renewal refers to the redevelopment, rehabilitation or conservation of the older parts of towns and cities. It also incorporates economic regeneration in its intervention. However, current efforts have become more comprehensive in approach hence it is urban development strategy that stresses four basic goals; prevention of the spread of blight, rehabilitation, conservation of renewable areas and clearance and redevelopment of non-renewable areas (Lagory and Pipkin 1981). Thus the implementation strategies of current efforts in urban renewal and slum upgrading are as tabulated in 5.2 below.

5.2 Physical Planning Implementation Procedures/Strategies of Urban Renewal and Slum Upgrading Programme:

S/N	STAGE	REQUIREMENT
1.	Problem identification/ needs assessment	Preliminary studies/ conduct of socio-economic surveys
2.	Data Analysis	Interpretation of the socio-economic survey in planning terms.
3.	Design of alternative courses of Action	Production of alternative physical development Plans (i.e. alternatives A, B, and C).
4.	Conduct of stakeholders meeting to assess the alternative plans/designs	Organisation of stakeholders meeting for objective appraisal of urban renewal/slum upgrading programme
5.	Selection of the best alternative physical development plan	Assessment and selection of the best alternative plan
6.	Implementation of the chosen urban renewal and slum upgrading strategy.	Plan implementation
7.	Monitoring and evaluation of the urban renewal and slum upgrading project	Monitoring and evaluation of urban renewal project.

6.0 CLIENTS OF THE DEPARTMENT:

- i. All Staff of the Ministry
- ii. The General Public
- iii. Other Government MDAs/Parastatals;
- iv. Contractors of the Ministry
- v. International and Local donors NGOs

7.0 FEES CHARGED WHEN WE RENDER SERVICES:

As approved by the Honourable Minister.

8.0 CLIENTS EXPECTATIONS:

- i. Provide all necessary information that the office may require to facilitate timely processing of their request/complaints
- ii. Provide feed-back to facilitate frequent assessment/evaluation of the service delivery system.
- iii. Show understanding for some of the constraints within which the department operates

**STAGES FOR PROCESSING APPLICATIONS FOR BUILDING DEVELOPMENT
AND RELATED REQUIREMENTS IN THE FMPW&H**

S / N	STAGE	REQUIREMENTS OR COMPONENT PARTS	OTHER REMARKS
	Search or Official Enquiry for Planning Information	i. Valid Identity & other relevant documents	Official/receipted Fees are charge-able for this service.
1	Submission of Application	i. Handwritten Letter of Application ii. Completion of Application Form iii. Complete Evidence of Plot/Land Ownership; Letter of Allocation; receipts of payments, C of O; Title Deeds iv. 5 sets of full working drawings (basic items in full working drawings include Location/Site Plan, Architectural drawings, Structural drawings and calculations, Mechanical drawings, Electrical drawings v. Original copy of certified survey Plan/drawing vi. Evidence of current registration of Architect designer with ARCON Stamps vii. Evidence of registration of Structural Engineer designer with COREN Number viii. Letter of Undertaking of Structural Engineer on structural integrity of proposed structure	Application should be addressed to Honourable Minister & submitted in person. All detailed drawings should be at large scales to a maximum of 1:200 Additional support documents such as Contour maps, Spot Heights, Environmental Impact Assessment (EIA) Reports, Soil Tests, may be requested as found applicable
2	Conduct of Joint Site Inspection	i. Availability of applicant or accredited representative	Inspection Team would include applicant, town planners, land surveyor and any professional deemed relevant.
	Verification of Allocation or Ownership Claim	i. Evidence of payment of up-to-date Annual Ground Rents, and, ii. Authorization by Secretary, Land Use & Allocation Committee (LUAC)	This process involves searches in Lands Registry of the Ministry by LUAC
3	Conduct of	i. Site Plan	This is executed

	Town Planners Vetting	<ul style="list-style-type: none"> ii. Site Inspection Report & Field Officers recommendations iii. Evaluation of Technical Reports 	essentially by DC Division of URD Department
4	Conduct of Architect's Vetting	<ul style="list-style-type: none"> i. Evidence of registration of Architect and/or Architectural Firm ii. Architectural drawings 	This is executed by Design Division of Architecture Services Department
5	Conduct of Structural Engineer's Vetting	<ul style="list-style-type: none"> i. Structural Engineering drawings ii. Engineering Calculations iii. Soil Test (optional) 	This is executed by Structures Division of Architecture Services Department
6	Computation and payment of Building Plan Assessment fees	<ul style="list-style-type: none"> i. Evidence of 'Demand Notice' for payment of Fees, ii. Certified Bank Draft 	Fees are computed by Development Control Division but payment is processed by Finance & Accounts Department
7	Final Re-Appraisal	<ul style="list-style-type: none"> i. Concurrence of applicant 	This is executed essentially by URD Department
8	Conveyance of Approval	<ul style="list-style-type: none"> i. Availability of applicant or registered representative 	This is executed essentially by URD Department
9	Supervision of Setting Out	<ul style="list-style-type: none"> i. Availability of copy of approved plan consistently at the site 	This is executed essentially by URD Department
10	Management of Site development	<ul style="list-style-type: none"> i. Availability of copy of approved plan consistently at the site 	This is coordinated by URD Department and professionals from other Departments are involved
11	Issuance of Fitness for Habitation Certificate	<ul style="list-style-type: none"> i. Evidence of Building Plan Approval 	Certificate is issued in URD Department after inspection by different professionals from other Departments.

NOTES:

- **Timelines:**

The timeframe for completion of approval for physical development applications are guided by periods specified in the Nigerian Urban & Regional Planning Law/Byelaws and are generally inclined towards promptness and speed.

- **Fees Payable:**

Fees payable for select categories of services are specified in appropriate approved format, the latest of which was released in 2013. Fees are however subject to review at periodic intervals.

RANGE OF PHYSICAL DEVELOPMENT (DC) SERVICES RENDERED IN THE MINISTRY

The different classes of fee attracting services in the Ministry, (especially in relation to permits and approvals for physical development activity on Federal Government acquisitions, housing estates and landed properties) include the following:

1. Official request for town planning information. In addition to other types of enquiries, a town planning information Booklet/Handbook has been prepared by DC Directorate of URD Department and may be issued at a cost to provide most basic information needs;
2. Request for permit(s) for building or any other physical development
3. Fencing Permit
4. Application for Change of Use of existing development.
5. Application for Change of Design
6. Retrieval of Lost Approved Plan
7. Re-stamping of Fresh Copy of Approved Plan
8. Revalidation of Development Permit
9. Issuance of Fitness for Habitation Certificate
19. Preparation of Technical/Professional Reports
11. Permit for development of Outdoor Advertisement facility