



**11th MEETING OF THE NATIONAL COUNCIL ON LANDS, HOUSING AND URBAN
DEVELOPMENT (NCLHUD)**

***THEME:* “HOUSING OUR PEOPLE, BY ALL OF GOVERNMENT AND ALL OUR
PEOPLE”**

COMMUNIQUE

**AT DANKANI GUEST PALACE HOTEL LTD., NO.1, KALAMBAINA ROAD,
SOKOTO**

THURSDAY, 28TH JULY, 2022

11th Meeting of the National Council on Lands, Housing and Urban Development

The 11th Meeting of the National Council on Lands, Housing and Urban Development, with the theme” **Housing Our People, By All of Government and All Our People**, was held on Thursday, 28th July, 2022 at Dankani Guest Palace Hotel Ltd., No.1, Kalambaina Road, Sokoto. The Meeting was preceded by the Technical Meetings of the Directors/Other stakeholders and the Meeting of the Permanent Secretaries, held from Monday, 25th - Wednesday, 27th July, 2022.

2. The purpose of the Council Meeting is to assemble all the relevant stakeholders in the Housing Sector from the thirty-six (36) States of the Federation and the Federal Capital Territory to deliberate and adopt policy measures towards addressing key challenges of the Sector for accelerated housing development and eventual job creation, social inclusion and economic development. This will help achieve Government’s effort towards providing improved standards of living for Nigerians.

3. The Meeting reviewed a total number of 74-Memoranda submitted by the stakeholders of which 9 were actionable while 65 were informative. Progress of Implementation of the conclusions of the key decisions, reached at the 10th Meeting of the Council on Lands, Housing and Urban Development, held on 21st October, 2021 in Lagos, Lagos State were also reviewed by the Council.

4. The 11th Meeting of the Council was attended by:

- i. The Honourable Minister of Works and Housing (Chairman of the Council)
- ii. The Governor of Sokoto State
- iii. The Deputy Governor of Sokoto State
- iv. The Chairman, Senate Committee on Housing
- v. The Chairman, House Committee on Urban Development
- vi. The Chairman, House Committee on Housing & Habitat

- vii. The Permanent Secretary, Federal Ministry of Works and Housing and States Permanent Secretaries of Lands, Housing and Urban Development from the 36 States of the Federation;
 - viii. Surveyor General of the Federation
 - ix. State Surveyor's Generals
 - x. Federal Mortgage Bank of Nigeria (FMBN)
 - xi. Federal Housing Authority (FHA)
 - xii. The Heads of Federal & States Agencies and Housing Corporation in the Housing Sector
 - xiii. The Heads of States Geographic Information System
 - xiv. Federal Ministry of Science and Technology
 - xv. The Academia
 - xvi. Standard Organization of Nigeria (SON)
 - xvii. The Heads of Regulatory and Professional Bodies
 - xviii. Federal Ministry of Budget & National Planning
 - xix. States Ministry of Housing, Physical Planning & Urban Development
 - xx. Federal Ministry of Environment
5. The representatives of the following institutions also participated 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. Nigerian Building and Road Research Institute (NBRRI)
 - vi. Nigeria Television Authority (NTA)
 - vii. Architects Registration Council of Nigeria (ARCON)
 - viii. Council of Registered Builders of Nigeria (CORBON)
 - ix. Nigeria Institute of Architects (NIA)

- x. Nigeria Institute of Surveyors
- xi. Nigeria Institute of Estate Surveyors and Valuers (NIESV)
- xii. Town Planning Registration Council of Nigeria (TOPREC)
- xiii. Nigerian Institute of Builders (NIOB)
- xiv. Real Estate Developers Association of Nigeria.
- xv. Federal Fire Services
- xvi. Dotline Architectural Consult
- xvii. Shelter Afrique
- xviii. Nigeria Customs Service
- xix. Nigerian Emergency Management Agency
- xx. Nigeria Institute of Town Planners (NITP)
- xxi. United Nations P.O.P Funds; amongst others.

6. Technical partners and experts from the following organizations were also present and exhibited new innovations in housing development:

- i. Messrs Interprise Ltd.
- ii. Messrs FMDQ Nig. Ltd
- iii. Deutsche Gesellschaft fur International Zusammenarbeit (GIZ, Nigeria).

7. The Opening Ceremony of the Council Meeting featured the followings:

Opening Remarks by the Honourable Commissioner of Housing Sokoto State, Hon. Aminu Bala Bodinga

7.1 In his opening remarks, the Honourable Commissioner of Housing Sokoto State, Hon. Aminu Bala Bodinga considered himself privileged to welcome all participants to the 11th meeting of the National Council on Lands, Housing and Urban Development. He stated that the day's Meeting is attended by Commissioners of Lands for the salient purpose of considering and approving memos that were exhaustively deliberated upon by Directors and Permanent Secretaries from all the States of the Federation.

7.2 He expressed gratitude to the Executive Governor of Sokoto State for granting approval to host this year's meeting. He also appreciated the delegates who participated and contributed to the deliberations held in the last 3 days in preparation for the Council meeting.

7.3 Finally, he thanked the Local Organizing Committee and the staff of the Federal Ministry of Works and Housing who worked collectively and tirelessly to ensure the success of the Council Meeting and prayed that God's wisdom and guidance in the Council deliberations.

8.0 The Opening Address presented by the Special Guest of Honour/Chief Host, Governor of Sokoto State, Rt. Hon. Aminu Tambuwal CFR (Mutawallen Sokoto)

8.1 The Opening Address at the Meeting was presented by the Special Guest of Honour/Chief Host, Governor of Sokoto State, who expressed delight on his presence at the Council Meeting hosted by Sokoto State. He welcomed the Honourable Minister and Commissioners from the various States of the Federation to Sokoto State. He informed the meeting that Sokoto is peaceful and welcoming to all irrespective of State of Origin.

8.2 He stated that the theme of this year's Council Meeting demonstrates how crucial it is for all of us, whether in government or private sector, to come together, collaborate and approach housing issues collectively for the benefit of all of our people. He added that it is a well-known fact that Housing issues are global, despite minor variations. Successive governments in Nigeria have made efforts to address issues on housing challenges. He therefore urged the Council to carefully examine the presentation compiled by experts over the past 3 days to reach viable and effective decisions that will serve as a model solution to the challenges of housing delivery.

9.0 The Honourable Minister of Works and Housing, His Excellency. Babatunde Raji Fashola, SAN Keynote Address

- 9.1 The Honourable Minister of Works and Housing, His Excellency. **Babatunde Raji Fashola, SAN** In his Keynote address, appreciated the Governor of Sokoto State, His Excellency, Rt. Hon. Aminu Waziri Tambuwal, CFR, (Mutawallen Sokoto) for his support to the Council for accepting to host the 11th Meeting of the National Council on Lands, Housing and Urban Development in Sokoto State. In addition, he appreciated the good people and officials of the State for their roles in the preparation of this meeting and their warm reception to the delegates upon their arrival in the seat of the Caliphate. He also commended the Sokoto State Government for supporting various initiatives of the Federal Government especially in the areas of housing Development. This was demonstrated by the numerous Housing Projects being embarked upon by the State Government across the States, one of such is the 500 Units of Housing Projects, along Gidan Solanke Area, Kalambaina Road in the State. This is a commendable project that has the capacity of bridging the housing deficit in the Country.
- 9.2 He noted further that the choice of this year's theme "**Housing Our People, By All of Government and All Our People**" focuses on collaboration among the Governments at all levels, private sector stakeholders and individuals to ensure that more Nigerians through this collaboration, can have access to affordable houses, create more jobs, foster social inclusion, and accelerate economic development.
- 9.3 He emphasized that the theme underscores the fact that this commitment is national and not a Federal Government issue, due to the reality that the Federal Government alone cannot achieve this objective without the States, Local Governments and the private sector. He stated further that the Reasons why this will require an All of Government Actions is that land is a critical component of capital formation and it is controlled by the States (not the Federal Government). He

said he is persuaded that appropriate, targeted and purposeful use of land, such as for the development of housing by the States and private sector, will unleash prosperity in all the States for national prosperity.

9.4 He recommended for Council consideration an intervention by way of legislation that would limit how advance rents could be demanded or paid for renting accommodation. He suggested that the country will be a much better place when three years rent in advance, two years rent in advance or one year rent in advance for middle class and working family residential homes becomes monthly rent, payable at the end of the month and urged the delegates not to turn their backs. He urged that delegates from the Federal and State Governments levels, in collaboration with the private sector stakeholders and private individuals synergize their actions, collaborate and cooperate in ensuring that affordable houses are provided for Nigerians.

9.5 The Honourable Minister made a case for the digitalization of process and charge State of the federation to support the initiative to unlock wealth associated with it.

10 The proceedings of the Council Meeting covered the following issues in line with the theme of the Meeting “ **Housing Our People, By All of Government and All Our People**”. The following sub – themes were adopted to guide the deliberations;

- i. Policy Formulation and Implementation;
- ii. Institutional Strengthening;
- iii. Sustainable Funding for the Provision of Affordable and Accessible Housing in Nigeria;
- iv. Building Effective Synergy among Governments and other Critical Stakeholders for Sustainable Housing Provisions in Nigeria;
- v. Skills Development, Local Contents and Modern Technology in Housing Development in Nigeria Maintenance as an Emerging Economy in Housing Development;

- vi. Socio-Economic Impacts of Housing Development in Nigeria; and
- vii. Addressing the Challenges of Housing Provisions in Nigeria.

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

- i. **encourage** all stakeholders in the built environment to implement the National Housing Strategy when finally approved by the Federal Executive Council (FEC);
- ii. **encourage** stakeholders at all levels of Government and non-Governmental Organizations to demonstrate renewed commitment to the implementation of the FG Urban Renewal and Slum Upgrading URSU Programme;
- iii. **encourage** all tiers of Government and relevant stakeholders to utilize more indigenous manpower in the provision of infrastructure to enable artisans have access to gainful employment;
- iv. **encourage** contractors to provide on-the-job training of employees and training of local operators of specialized projects and equipment in construction industry and building the costs into the contract packages in line with NSQF requirements;
- v. **encourage** local partners to adapt national programmes;
- vi. **encourage** Government at all levels to promote Community education on appropriate and simple techniques for flood control and water conservation;
- vii. **encourage** community flood education as an important flood mitigation and emergency management mechanism, particularly in the light of climate change predictions;
- viii. **encourage** that community flood education should be designed to help build community resilience to flooding through learning for preparedness, building capabilities and systems;
- ix. **encourage** strong participation of learners in the design, implementation, and evaluation of community flood education programs;

- x. **encourage** other States of the federation to collaborate with the Federal Ministry of Works and Housing on the implementation of BEEC to ensure cost saving on energy and other facilities;
- xi. **encourage** State government to adopt the setting up of Geographical Information Systems (GIS) to reform land Administration to prompt socio – economic benefits of the citizenry;
- xii. **encourage** various State Governments to partner with academic and research institutions in order to come up with initiatives on local contents to reduce production cost;
- xiii. **encourage** Oyo and Kano state governments to key into the NHF Scheme;
- xiv. **encourage** Government at all levels to participate in the NHF scheme;
- xv. **encourage** all tiers of Government to embark on Land Banking Schemes to ensure availability of land for housing development to all income categories;
- xvi. **encourage** the use of surveying and geospatial technologies by relevant professionals in the monitoring of high - rise buildings from five floors in Nigeria at an interval of ten years' time frame to curtail building collapse, to prevent huge economic loss and serious threat to sustainable development;
- xvii. **encourage** Environmental Impact Assessment/Technical Audit of the Coastal areas be carried out including baseline studies, data acquisition and field investigation analysis be carried out as and when due;
- xviii. **encourage** implementation of large-scale rain and storm water harvesting systems to enhance water and environmental sustainability;
- xix. **encourage** the need for viable mortgage systems that will strengthen home ownership where rent payment will lead to owning a house (Rent – to – own);
- xx. **facilitate** the consideration of the review of the Foreclosure Law in the Mortgage and property law to further strengthen the interest of local and foreign investors in the housing sector;

- xxi. **promote** place-based approaches to skill empowerment programmes that adapt and tailor policy to local needs;
- xxii. **promote** advances in rapid prototyping technologies as well as Off Site Manufacturing (OSM) need to be recognized by key stakeholders and regulatory frameworks put in place to guide their adoption in the industry;
- xxiii. **advise** State government and other relevant professionals collaborate with National Population Commission (NPC) in the forthcoming population on housing census exercise.
- xxiv. **advise** collaboration with relevant agencies in the built industry to develop the right guidelines and regulations on the implementation of Executive Order 11 as well as the National Policy on Maintenance in line with National Skills Qualification Framework (NSQF);
- xxv. **advise** that harmonized and standardized land administration/management procedures prepared by the committee shall be presented to the Council for consideration before States are further encouraged where possible and improve on their land administration procedures;
- xxvi. **urge** the three tiers of government to access sustainable funding from multilateral finance institutions for provision of affordable and accessible housing in Nigeria;
- xxvii. **urge** the Ministry to synergize with Messrs FMDQ Holdings Ltd. to develop National Housing Strategy.
- xxviii. **urge** the FMW&H through the URSU programme to involve all States Government in the conception of their programme;
- xxix. **urge** the Federal Government to form a collaborative mentorship between world Skills International and National Experts;
- xxx. **urge** Federal Government and relevant stakeholders to formulate a national policy on skills development as an important means of addressing economic outlook of communities, disadvantaged youth and people with disabilities;

- xxxi. **urge** Government at all levels and relevant stakeholders to provide constant training and retraining of professionals and artisans in a bid to resolve the pitfalls in the construction industry;
- xxxii. **urge** all stakeholders to promote and patronize local content in the design, use of building materials and labour in the construction sector;
- xxxiii. **urge** all tiers of Government to revive, establish and fund more Building Crafts Training Centres to produce and use trained artisans and craftsmen to reduce unemployment and increase incomes and alleviate poverty;
- xxxiv. **urge** all state governments to come up with legislative framework that will promote easy access to Lands for Housing Development;
- xxxv. **urge** State governments, professionals and regulatory bodies in the built environment and other critical stakeholders to collaborate with FMW&H to produce a final draft of the NPPS for presentation and approval;
- xxxvi. **urge** NDIC to consider contributors fund as deposit and insure it;
- xxxvii. **urge** all States concerned to domesticate the National Urban and Regional Planning Laws in order to improve on the quality and sustainability of environment;
- xxxviii. **urge** for the implementation of the decisions reached at the 8th Council on Lands, Housing and Urban Development on 7th November, 2019 on employment of Architects in all the Local Governments of the federation for effective coordination of housing development;
- xxxix. **urge** employment of other relevant Professionals in the built industry in all the Local Governments of the federation for effective coordination of housing development
- xl. **urge** the production of topo maps of Coastal Areas on a regular basis in Nigeria in line with the National Erosion and Flood Control Action Plan;
- xli. **recommend** that resources be sought from the capital market and private sector in order to boost financing from capital market; and
- xlii. **approve** that Government recapitalizes the Federal Mortgage Bank of Nigeria (FMBN) and build its capacity to the standard of similar World Class Institutions to

take charge of housing development and finance, advocacy, compliance, mortgage guarantee, securitization, training and capacity building, improvement of communities, energy efficiency and drive positive growth in the overall economy.

11. The status of implementation of the key decisions of the 10th Meeting of the Council on Lands, Housing and Urban Development, held in Lagos, Lagos State, was presented with highlights on the results achieved and challenges encountered.

12. The 12th Meeting of the National Council on Lands, Housing and Urban Development will take place in Sokoto State. The motion for the hosting was moved by His Excellency, Rt. Hon. Aminu Waziri Tambuwal, CFR, (Mutawallen Sokoto), seconded by Plenary and the meeting adjourned at 5:10pm.

Done this Thursday, 28th day of July, 2022

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