

JANUARY 2020

FMW&H Strides

THE NEWSLETTER OF THE FEDERAL MINISTRY OF WORKS AND HOUSING

HARVEST OF HOUSES, HOME OWNERS AND JOBS

'Next Level'
Anchored on
infrastructure



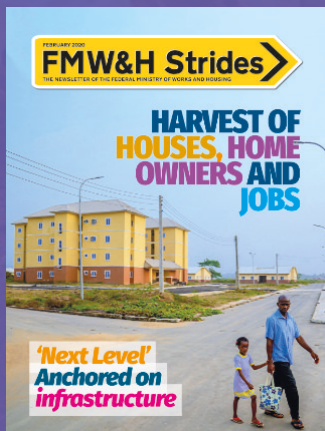
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anchored on
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COVER: A block of 24 Units of One, Two and Three Bedroom Flats constructed under the Federal Government's National Housing Programme at Uyo, Akwa Ibom State

EDITOR'S NOTE

HAS THE HOUSING SECTOR CHANGED TO THE NEXT LEVEL?



A row of finished bungalows in the Ongoing National Housing Programme, Benin City

“The Housing sector presents an enormous opportunity for positively impacting the economy to promote not only growth but also inclusion. There have been a couple of national housing policies and we intend to appraise the most current one to make changes only if necessary.

Beyond a policy, what is important is consistency of implementation. Government will lead the aggressive intervention to increase supply, by undertaking construction of public housing and formulate policies that will invariably lead to private sector participation and ownership to reduce our housing deficit.

But we must be clear that sustainability is critical to solving the problem. One critical component of sustainability is that we must be able to repeat what we do...”

This was Babatunde Raji Fashola, SAN, “Setting the Agenda for Delivering Change” in Nigeria’s Housing Sector, among others, on his first Media Briefing on 7th December 2015, as then Minister of Power, Works and Housing.

This issue of FMW&H Strides is designed to look at what has happened in the sector since then.

In doing that, we are matching the minister’s thoughts expressed in five different occasions with the concrete realisations in the sector, in words, images and charts.

Has he walked his talk?

Again, your views, comments...are welcome.

FMW&H Strides



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PETROLEUM PRODUCTS HARMFUL FOR FRESHLY LAID ASPHALT... The Federal Controller of Works, Niger State, Engr. Iheanacho Felix Umeh (with microphone), talking about the harm caused by petroleum products dumped by trucks parked on the highways...during the inspection of the ongoing dualisation of Suleja-Minna Road, Phase I by the Minister of Works & Housing Babatunde Raji Fashola, SAN (middle) who was on tour of Highway Projects in Niger State, from 27 January. With the minister, among others, are Engr. Yemi Oguntominiyi (4th right); Commissioner for Works & Infrastructure, Niger State, Engr. Ibrahim Muhammad Panti (immediate right of the minister); Chairman, Gurara Local Government Area Council, Hon. Yusuf Waili (2nd right) and some journalists

(SEE MORE PICTURES OF THE TOUR ON PAGE SIX)

‘Next Level’ anchored on infrastructure

President Muhammadu Buhari has chosen the development of infrastructure as anchor to achieve a faster turnaround of the economy, the Minister of Works & Housing, Babatunde Fashola SAN, has said.

Speaking to hundreds of residents of Mokwa who had trooped out to welcome him on 28 January, as he concluded a two-day tour of highway projects in Niger State, the minister said: “Whether you notice or not, the President has been very clear in his commitment to build infrastructure,” adding that the passing of the 2020 Appropriation Bill in the first month of the year, which has not happened in the country for a very long time, was a manifestation of the president’s decision. Said the minister: “The

economy is a very front and centre issue for the President and his Team.”

Fashola sought the cooperation of the communities hosting infrastructural projects across the country saying that without peace and readiness to cede portions of their lands through which road projects must pass, building infrastructure would be impossible.

On when best to make progress on construction, he said: “This is the dry wea-

ther when we can do a lot of work if the communities cooperate with us,” adding that although the President has directed that states hosting Federal road projects should handle all compensation issues, the Federal Government could always come back and deal with such issues.

During the tour of the State, Fashola and his entourage inspected the Suleja-Minna Road; Lapai and Lambata Road; Agaie-Barro Port Road; New Bussa-Kaiama Road and Jebba-Mokwa-Bokani Section II. “These are just about five of the 16 road projects that we have in Niger State,” he told the people.



Minister of Works & Housing Babatunde Raji Fashola, SAN, after the inspection of work in progress at the National Housing Programme Phase 2 buildings in Kpakungu, Niger State. With him are (from left) the Federal Controller of Housing Niger State Esv Michael Ibegbu and Director, Highways, Construction and Rehabilitation, Engr. Yemi Oguntominiyi

Delivering Housing to Nigerians:

From Thoughts to Manifestations

A block of 24 Units of 1-3 bedroom flats constructed under the FG's National Housing Programme at Uyo, Akwa Ibom State

EVOLVING NATIONALLY-ACCEPTABLE DESIGNS

"OUR FIRST THOUGHTS AND actions on a roadmap to a sustainable housing programme is to evolve nationally acceptable designs that respond to and accommodate our diversity. I am happy to announce that we have concluded this, starting from about 21 different designs, working down to 12 and concluding on six.

The summary of those designs is as follows:

- One, two and three-bedroom bungalows with court yards that respond to the climate situation and cultural leanings of the North, to be built in states in the North East, North West and North Central parts of Nigeria.
- Blocks of 16 and 24 flats of one, two and three-bedrooms and

bungalows of one and two bedrooms to be built in the South South, South East and South West and the FCT.

These are broad classifications without details of special adaptations to be made in some states, based on our research and the experience of our di-

verse team of architects in the ministry who come from all parts of Nigeria.

Having proffered a pathway to acceptability and end-user identity, the next step to sustainability is mass production.

Our plan for sustainable supply is to



The Gombe State Investment Estate at Dukku Road, Gombe

standardise these designs (or modifications of them that may become necessary) and industrialise production, by standardising fittings, such as doors, windows, roofing sheets, tiles and other components to use these standards to stimulate local mass production of fittings and finishing to meet the demands of mass housing.

The next step toward industrial production is to reduce the time it takes to build a block. Our recent experience shows that a block of 12 flats usually takes 12 to 18 months at the quickest and we are looking at designing models that reduce this time to six months or less. This would, of course, mean that we cannot change designs at will.

Clearly, the process of change is underway.”

- **Babatunde Raji Fashola, SAN**
19 August 2016

EXTRACTED FROM SPEECH DELIVERED AT THE FIRST CITY PEOPLE REAL ESTATE AND HOUSING LECTURE, 19 AUGUST 2016

ADDRESSING URBANISATION

“IT SEEMS TO ME THAT AS POLICY Makers, before we even start to build houses, the first thing we can do is to address urbanisation by policy.

One of the policies is to consciously redistribute wealth and opportunities by strong commitments to programmes like Agriculture and Mining.

From my trips across the States, I can tell you categorically that President (Muhammadu) Buhari’s commitment to infrastructure, which is driving mining and the Agricultural focus is already impacting on our urbanisation challenge in a positive way.

Work at quarries and on cash crop farms, which are situated in the rural areas, is now getting to the people; instead of them coming to look for it in the urban centres.

As we slow down the migration, we

must now provide homes to the people, starting in the urban centres where the need is greatest.

This is what President Buhari has done with the National Housing Project Pilot in the 34 States that gave us land.

Once again, the President has asked me to thank all those Governors who gave us land. Because of them, we are able to employ, averagely, a thousand people at each of those sites, and this is only for the pilot stage.

As for those who wish to buy houses, mortgages are the solution and we must issue more.

The Federal Mortgage Bank is mandated to do so... by re-capitalisation and the opening of the National Housing Fund (NHF) to non-Government employees.

The Federal Government can, and has taken leadership by showing the way.

Large-scale nationwide impact now depends on what we do at the State, Local Government and private sector levels.”

- **Babatunde Raji Fashola, SAN** July 2018

EXTRACT FROM MR FASHOLA'S KEYNOTE ADDRESS TO THE 7TH NATIONAL COUNCIL ON LANDS, HOUSING, AND URBAN DEVELOPMENT, 12 JULY 2018, GOMBE, GOMBE STATE

NATIONWIDE HOUSING CONSTRUCTION

“OUR NATIONAL HOUSING Programme has led to a nationwide housing construction being undertaken in the 34 states where we have received land.

No fewer than 1,000 people are employed on each site, apart from the staff of the successful contractors.

These sites are an ecosystem of human enterprise, where artisans, vendors, suppliers and craftsmen converge to partake of opportunities and contribute to nation building.

Our (agencies such as) the Federal Mortgage Bank of Nigeria (FMBN) and the Federal Housing Authority (FHA) are also contributing.

Policies such as the reduction of equity contribution from 5% to 0% for those seeking mortgage loans of up to N5million, and reduction from 15% to 10% for those seeking loans over N5-million are helping to ease access to housing.

The ministry is also tackling the backlog of issuance of consent and Certificate of Occupancy to Federal Government land.

A total of 1,216 Application for Consent to transfer interests in land application and 1,300 certificates have been



Fashola inspects progress of work at The National Housing Programme Sites in Anambra and Delta States 12 Feb 2020

IN PHOTOS

27 DEC 2019



Minister of State for Works and Housing, Engr Abubakar Aliyu, FNSE (right) inspecting ongoing construction work on the Wudil-Gaya part of the Kano to Maiduguri road project

14 JAN



Minister of State for Works and Housing, Engr Abubakar Aliyu, FNSE (4th left) and other ministry officials inspecting ongoing construction work on the Shuwarin - Gaya - Kano road

27 JAN



Personnel of CGC Nigeria Ltd at work on the dualisation of Jebba -Mokwa-Bokani Road in Niger State on Day One of the inspection tour of Federal Government's highway projects in Niger State by the Minister of Works & Housing, Babatunde Fashola, SAN

27 JAN



Managing Director, GR Building and Construction Nigeria Ltd Neeraj Kumar Vaidya (holding mic) conducts the Minister of Works & Housing, Mr Babatunde Fashola, SAN (2nd left) and his entourage including the Director, Highways, Construction and Rehabilitation, Engr. Yemi Oguntominiyi (left), Federal Controller of Works, Niger State, Engr. Iheanacho Felix Umeh (right, behind Vaidya) on an inspection of the construction of the Agaie-Katcha-Barro Road, using rigid pavement

27 JAN



Minister of Works & Housing, Mr Babatunde Fashola, SAN (left, making a point as the Niger State Commissioner for Works & Infrastructure, Engr. Ibrahim Muhammad Pantti and the Chairman, Gurara Local Government Area Yusuf Wali (in suit) and other others listen and the Director, Highways, Construction and Rehabilitation, Engr. Yemi Oguntominiyi (right) takes notes...during the minister's inspection tour of highway projects in the State

27 JAN



Personnel of Messrs Salini Nigeria Ltd at work during the inspection tour of the ongoing dualisation of Suleja-Minna Road, Phase 1 in Niger State by the Minister of Works & Housing, Babatunde Fashola, SAN on Day One of his inspection tour of Federal Government's Highway Projects in Niger State

28 JAN



Minister of Works & Housing, Mr Babatunde Fashola, SAN, chatting with one of the artisans at work on the National Housing Programme Phase 2 buildings in Kpalungu, Minna, Niger State, as other artisans and the Director, Highways, Construction and Rehabilitation, Engr. Yemi Oguntominiyi (right) listen in

28 JAN



A row of bungalows under construction in the Second Phase of National Housing Programme, Phase 2, in Minna, Niger State

STARTERS: *Continued from page 3*
approved and signed respectively as at 25th October 2018.

Our policies have shown what is possible....What remains is Time that it takes for the full harvest of the fruits of our policies in plentitude and prosperity for our people.”

- **Babatunde Raji Fashola, SAN** November 2018

FROM THREE YEARS PROGRESS REPORT OF THE THEN MINISTRY OF POWER, WORKS & HOUSING, DELIVERED BY FASHOLA, ON 12 NOVEMBER 2018

HOUSING AND BUHARI'S CHARTER OF PROSPERITY

“...ON THE 12TH JUNE 2019, PRESIDENT Muhammadu Buhari, in his address at the Eagle Square, committed to lifting one hundred million people out of poverty.

I understand (Mr President's concern as) a combination of employment, access to opportunities, value asset renewal, increase in income for those already employed, access to nutrition, freedom from disease, access to shelter and many more life enhancing opportunities that move people from want and poverty to access and prosperity.

Whenever I visit the sites of the pilot National Housing project being undertaken across the 34 States (which) provided land, I see an ecosystem of commerce, employment and entrepreneurship.

From the contractor/construction company who wins the bid to the labourers on site who earn N3,000 a day, (N18, 000 a week (for six days) and approximately N72,000 a month); to the owner of the concrete mixer I met in Oyo State who charges N20,000 a day: to suppliers and vendors of building materials, and employees of companies that manufacture paint, tiles, roofing materials, the federal government, and state government collaboration provided a step up towards the ladder of prosperity.

On each site, there were averagely at



Houses under the National Housing Programme in Calabar, Cross River State

least 1,000 people employed.

Therefore if we could have more sites per state and all states involved, clearly many more people will get an opportunity to work, to supply, to produce and to earn an income. This is a step on to the ladder of prosperity and a big contribution to the achievement of the June 12 Charter of Prosperity (which is what I call the President's Eagle Square declaration).

ENTER, COOPERATIVES HOUSING

This is why the Ministry of Works and Housing resolved to use cooperatives as the vehicle to achieve more construction in many states to expand the scale of construction, and therefore maximise the scale of opportunities.

The Federal Mortgage Bank, which is our parastatal for providing construction and acquisition finance has been designated as the focal agency to drive this initiative.

We think (Cooperatives) can be successful in delivering large scale affordable housing if cooperatives acquire their own land, design what they want to build, get state urban planning approval, and federal government gives them, through the Federal Mortgage Bank, loans to construct and loans to members to buy.

This is our broad vision for enabling access to housing and consumer credit (loans) through construction.

Other policies and programmes are the issuance of backlog of certificates of occupancy and consent to land transac-

tions (3,000) and (1,708) respectively.

These instruments strengthen and support access to credit and also contribute to improving value of land by 30%-40% and this asset value appreciation is a contribution towards the prosperity ladder.

I have no doubt in my mind that the vision is achievable and surpassable, the building blocks for achieving it are already in place, and it is for all states and federal government, with the private sector to commit to work on the road to prosperity, through housing delivery, and access to credit on a massive scale.”

- **Babatunde Raji Fashola, SAN** November 2019

EXCERPTS FROM THE MINISTER'S ADDRESS AT THE 8TH MEETING OF THE NATIONAL COUNCIL ON LANDS, HOUSING AND URBAN DEVELOPMENT HELD IN ABUJA ON 7 NOVEMBER 2019

SCORE CARD

“OVER 1,094 HOUSING UNITS HAVE been completed across the Country under the first phase. Construction works are ongoing in 34 States and FCT. However, works are yet to commence in two states namely;

- (i) Rivers State; and
- (ii) Lagos State.

Modalities for the disposal of the Houses and the prices have been finalised, awaiting final approval.

The advertisement of the sale of the houses via online platform will soon be published.”

- **Babatunde Raji Fashola, SAN** January 2020, reporting to the Federal Executive Council

JOB CREATION UNDER THE NATIONAL HOUSING PROGRAMME



	GEO-POLITICAL ZONE	SKILLED LABOUR	UNSKILLED LABOUR	DIRECT JOBS CREATED	FOOD VENDORS	SUPPLIERS	TOTAL INDIRECT JOBS CREATED
1	SOUTH SOUTH ZONE	1,193	13,257	14,450	1,326	663	1,989
2	SOUTH EAST ZONE	3,899	43,324	47,223	4,332	2,166	6498
3	SOUTH WEST ZONE	11,801	131,086	142,887	13,109	6,554	19663
4	NORTH EAST ZONE	7,659	85,078	92,737	8,508	4,254	12762
5	NORTH WEST ZONE	8,590	95,444	104,034	9,544	4,772	14316
6	NORTH CENTRAL ZONE	4,035	44,811	48,846	4,481	2,241	6722
	TOTAL	37,177	413,000	450,177	41,300	20,650	61,950

SOURCE: FEDERAL MINISTRY OF WORKS AND HOUSING MINISTERIAL PERFORMANCE REPORT, AUGUST - DECEMBER 2019, PRESENTED AT THE FEDERAL EXECUTIVE COUNCIL BY MR BABATUNDE FASHOLA, SAN, HON MINISTER OF WORKS AND HOUSING



Woodhill Estate, Godoji Road, off Pegi Road, Kuje, FCT, Abuja, constructed under the FMBN Cooperative Housing Development Loan



Buildings nearing completion in the second phase of the National Housing Programme in Awka, Anambra State



A newly completed bungalow at the new Gombe State Investment Estate scheme under the FMBN Estate Development Loan, at Dukku Road, Gombe, Gombe State



Federal Housing Authority Mass Housing Scheme, Zuba, Abuja