

Housing and Urban Development Sector

The Problem

Housing is universally accepted as the second most important human need, after food, hence, the Nigeria is enjoined by Section 16(1)(d) of the 1999 Constitution under the fundamental objectives and directive principles of state policy 'to provide suitable and adequate shelter for all citizens'. In recognition of this importance, the Jonathan administration established the Federal Ministry of Lands, Housing and Urban Development in April 2010. It was created as the umbrella policy arm of the federal government charged with the responsibility of ensuring adequate and sustainable housing delivery and maintenance of a conducive living environment that meets the needs and aspirations of the Nigerian citizens.

Prior to April 2010, most of the functions of the Ministry were performed under various other ministries, such as Housing, Works and Environment. Due to this history of institutional instability arising from mergers and demergers, the housing and urban development sector had been organised under different administrative/institutional arrangements. The frequent changes in the status, tenure, nomenclature, and mandate of the Ministry over the years, have adversely affected the delivery of housing and urban planning in an efficient and effective manner. By 2010, Nigeria's housing deficit was as high as 16 million units. It was against this background that the Jonathan administration embarked on the reform of the housing sector beginning with the creation of a stand-alone Ministry of Housing and Urban Development.

Reform Actions

The following reforms were embarked upon by the Jonathan administration:

National Housing Policy and the National Urban Development Policy: The government developed, for the first time in the country's history, a policy on housing and urban development. This was done through an inclusive and participatory process involving all key stakeholders in the sector. On the government side, the Federal Executive Council (FEC) approved two policy documents on 20 June 2012. These documents had earlier been deliberated upon and cleared by the Economic Management and Implementation Team (EMIT) on 19 December 2011 and the National Economic Council (NEC) on 10 May 2012. The public presentation of the policy documents was made on 15 November 2012 in Port Harcourt, Rivers State.

Formulation of National Lands Policy: In 2013, the Ministry observed the absence of a National Lands Policy, which is very key to the efficient management of the country's land resources. The National Lands Policy is also fundamental to the success of the already formulated National Housing Policy and National Urban Policy. Accordingly, the Ministry has set up a Ministerial Committee to develop a framework for the formulation of the National Lands Policy. The Committee, which was inaugurated on 31st July, 2014 has produced a "**Zero Draft National Land Policy**". The proposed National Land Policy has 29 Chapters. Similarly the Committee has produced a Work Plan for a successful completion of the National Lands Policy document. The Work plan covers activities such as: appointment of Consultants, request for submission of inputs from Stakeholders, organizing Validation

Workshops to consider the draft policy, presentation of the draft policy to National Council on Lands, Housing and Urban Development, presentation to National Economic Council, Federal Executive Council and national Council of States. The purpose of involving all Stakeholders in the Policy Development is to ensure their buy-in for wider acceptance.

Development of a Roadmap for the Housing and Urban Development Sector: Our efforts at providing an enabling framework for the successful delivery of affordable housing in Nigeria are being given the necessary impetus through the on-going process of developing a Roadmap for the Housing and Urban Development Sector. Thus a draft document on the Roadmap was presented for consideration and approval at the Stakeholders' Validation Workshop, held at the Rockview Hotel, Abuja for the 8th – 9th September, 2014. It is now being finalized for presentation to the National Economic Team and subsequent presentation to the Federal Executive Council (FEC) for approval.

The National Building Code: The National Building Code, which was published in 2006, was reviewed in 2013 by the National Building Code Advisory Committee (NBCAC) in order to address certain lapses/omissions observed in the First Edition; bring the Code in line with the current global realities, development and emerging trends as they affect the building construction industry; and address the increasing spate of building collapse across the country.

The Revised National Building Code has been finalised as one of the enabling instruments for ensuring quality and enhancing standards in the housing and urban development sector.

On approval by the Federal Executive Council, the Ministry will champion the process of ensuring compliance with its provisions through proper enforcement by the three tiers of Government, Professional and Regulatory Bodies, and other relevant stakeholders.

The House of Representative has commenced the process of enacting a law to enforce the provisions of the National Building Code in the Federal Capital Territory, Abuja. In consonance with Sections 1, 2, and 3 of the Code, all the states of the federation are expected to domesticate the proposed Act of the National Assembly in their respective States to ensure effective implementation of the Code nationwide.

Urban Development: The urban and regional development agenda is being pursued through such programmes as slum upgrading, articulation of a National Physical Development Plan, and the development of urban and housing indicators.

The development of a comprehensive Road Map on Housing and Urban Development while the on-going Infrastructural Master Plan for Nigeria has a strong component of housing, and urban and regional development., will significantly boost current efforts to make our cities safer, more productive, inclusive, gender sensitive and environmentally friendly.

Development of a Road Map for the Sector: A Draft Roadmap for the Housing and Urban Development Sector has been developed by the Ministry in consultation with all relevant stakeholders. It was reviewed on 10th July, 2014 at an enlarged Meeting of the Management of the Ministry and the Ministerial Expert Group (MEG) which was charged with the responsibility of preparing the document. The Draft **Roadmap** was further reviewed, consolidated and adopted for implementation at a Stakeholders Validation Workshop held at the Rockview Hotel (Royale), Abuja from 8th-9th September, 2014. In the process of finalization of the **Roadmap**, a five-stage approach is to be adopted as follows:

- Adoption of the Roadmap by the National Council on Lands, Housing and Urban Development;
- presentation of the Validated Roadmap to the Economic Management and Implementation Team (EMIT) to get their input and buy-in;

- presentation of the document to the Federal Executive Council (FEC) for consideration and approval; and
- Public presentation/launching of the Roadmap.

The Roadmap outlines the sets of actions to be undertaken for the sustainable transformation of the Housing and Urban Development Sector in Nigeria over a 30-year period (2014-2043). It has been aligned with the National Integrated Infrastructure Master Plan (NIIMP) and other Sectoral Plans of Government for national development.

Institutional Strengthening/Process Re-Engineering: Eleven (11) Implementation Teams and a Core Coordinating Team (CCT) were constituted by the Ministry on Tuesday, 18th February, 2014 to drive the effective implementation of some of the outstanding implementation issues arising from the Presidential Retreat on Housing and Urban Development, and the recommendations of the Ministerial Expert Group for Housing Delivery in Nigeria. The 11 Teams were as follows:

- Policy Development and Implementation;
 - Improved Land Titling Process;
 - Housing Finance;
 - Affordable mass Housing;
 - Public Buildings and Monuments;
 - Urban Development;
 - Millennium Development Goals;
 - Capacity Building;
 - Research and Documentation;
 - International Cooperation; and
 - Sensitization, Enlightenment, Education and Advocacy.
- The Reports of the 11 Teams have been submitted and are being implemented.

A Ministerial Committee to facilitate the audit of the contributions of Public Servants into the National Housing Fund (NHF) Accounts maintained by the Federal Mortgage Bank of Nigeria (FMBN) was inaugurated on 24th June, 2014. The Committee is also charged with the responsibility of developing a framework for promoting increased awareness of the process of accessing contributions into the NHF. This is with a view to putting into effect the recommendations in the Report of the Presidential Committee on the Restructuring and Rationalization of Federal Government Parastatals, Commissions and Agencies, chaired by **Mr. Stephen Oronsanye**, as approved in the White Paper.

Moreover, the repositioning of the Federal Housing Authority (FHA) is on-going under the guidance of a Technical Board led by the Honourable Minister of Lands, Housing and Urban Development.

Main Achievements

The sector recorded the following results during the period under review:

LAND ADMINISTRATION:

- **No. of Certificates of Occupancy (C of Os) granted = 3,798**
- **No. of consent granted for the transfer of land titles = 1,756**
- **No. of serviced plots created through the Ministry = 3,787**

The Ministry is working in partnership with the Presidential Technical Committee on Land Reform (PTCLR) and other stakeholders, to address the plethora of issues in land administration and management. The aim is to ensure that land owners have secured titles and bankable assets. In August 2013, the PTCLR developed and produced draft Land Use Act Regulations.

Discussions are on-going with State Governors to reduce the cost of land title applications and turnaround time to approve land applications in order to bring down the prices of houses for the citizenry.

A Ministerial Committee was also established under the Chairmanship of the Hon. Minister to undertake the inventory and auditing of all Federal Lands and Landed Property. The objective was to update our data base on the status of all Federal Lands and Landed Property in the Country in order to free under-utilized lands for housing development and optimize the use of all Federal Government Landed Property. The Report of the Committee was considered on Thursday, 21st August, 2014 for implementation.

PERFECTION OF TITLE DOCUMENTS OF THE CORE ASSETS OF PHCN SUCCESSOR COMPANIES

The Ministry has commenced the process of issuing Certificates of Occupancy (C of Os) in respect of the 635 core assets of the Successor Companies of the Power Holding Company of Nigeria (PHCN). These core assets belong to eleven (11) electric power Distribution Companies (DISCOS) in the following Zones: Abuja, Benin, Eko, Enugu, Ibadan, Ikeja, Jos, Kaduna, Kano, Port-Harcourt, and Yola.

HOUSING DELIVERY:

During the period July 2010 – September, 2014, a total of 43,126 housing units were added to the national stock through various interventions by the Ministry and its two Parastatals, namely the Federal Mortgage Bank of Nigeria (FMBN) and the Federal Housing Authority (FHA). These include:

- 710 housing units under the Prototype Housing Scheme;
- 7,869 housing units under Public-Private Partnerships;
- 3,302 housing units through the Federal Housing Authority (FHA);
- 5,007 housing units through mortgages created by the Federal Mortgage Bank of Nigeria (FMBN);
- 17,240 housing units through estate development loans provided by the FMBN; and
- 8,998 housing units through Contractor Finance Initiatives.
- On 13th February, 2014, **the President of the Federal Republic of Nigeria, His Excellency, Dr. Goodluck Ebele Jonathan, GCFR**, commissioned the Aviation Village Housing Estate, Abuja consisting of 270 well-built standard

housing units in a combination of storied flats and semi-detached bungalows.

On 11th July, 2014, **His Excellency, Arc. Mohammed Namadi Sambo, GCON, Vice-President of the Federal Republic of Nigeria**, commissioned the FMBN-ELIM Housing Estate of about 324 Units in Enugu, Enugu State, on behalf of Mr. President. The commissioning of other Housing Estates in different parts of the Country will be undertaken in due course.

The Ministry is intensifying action on the completion of all housing units within its purview and its Parastatals. The schemes include the Prototype Housing Scheme, PPP Scheme, FMBN-Funded Housing Scheme, and the FHA Housing Scheme, all targeted at the low and middle-income earners.

A Memorandum of Understanding (MOU) was signed between Shelter Afrique and the Real Estate Developers Association of Nigeria (REDAN) in June 2014 in support of Housing Development in Nigeria. With the signing of the MOU, the capacity of REDAN to participate more effectively in the delivery of the 10,000 housing units under the first Phase of the Nigeria Mortgage Refinance Company (NMRC) Mortgages Initiative, has been greatly enhanced.

HOUSING DELIVERY UNDER THE MORTGAGE REFINANCE SCHEME

The Nigeria Mortgage Refinance Company (NMRC) was officially launched by Mr. President on 16th January, 2014 to increase mortgage penetration in the Country. The Ministry is collaborating with the Coordinating Minister for the Economy/Minister of Finance to ensure the effective take-off of the Project.

While the Federal Ministry of Finance through the NMRC is handling the demand side of the provision of 10,000 mortgages as a pilot scheme, the Federal Ministry of Lands, Housing and Urban Development is facilitating action on the delivery of 10,000 housing units that the mortgage facility of the NMRC will support. A Ministerial Committee under the Chairmanship of the Hon. Minister is responsible for working out the modalities for the delivery of the 10,000 Units over the next few months.

An Interim Report detailing out the priority actions for the realization of this objective has been prepared and adopted. The Ministry is encouraged by the large number of competent developers and builders that showed interest in participating in the process by responding to its advertisement for expression of interest which was published in the media. All selected developers and builders will be evaluated under a transparent and well-articulated system of eligibility criteria in order to create a level playing field for all stakeholders.

Already, availability of land in 14 States of the Federation, and the Federal Capital Territory, Abuja has been confirmed, for the take-off of the project. In the next few weeks, more unencumbered land for the take-off of the Project in the remaining States of the Federation will be secured.

FHA NEW TOWN DEVELOPMENT SCHEME IN ABUJA

In its determination to further drive the development of the Federal Capital Territory, the Federal Capital Territory Administration (FCTA) has allocated parcels of land to the Federal Housing Authority (FHA) at Kuchiko, Bwari and Kwali Area Councils for the provision of various housing units under the Abuja New Town Development Scheme.

FESTAC TOWN DEVELOPMENTS

Efforts are being made to restore FESTAC Town to its past glory. To this end, the Ministry met with key stakeholders with a view to addressing some outstanding issues militating

against the restoration of the town. On 8th September, 2014 a Concession Agreement was signed with **Messrs New Festac Property Development Company Ltd** for the reclamation and infrastructural development of 1,126 hectares of land in Festac Phase II, Lagos in consonance with the approval of the Federal Executive Council (FEC).

SITE AND SERVICES

The Ministry is currently establishing 150 fully serviced residential plots per site in 13 States of the 6 Geopolitical Zones of the Federation and the FCT. Presently, 11 Nos. of the projects are at completion stage, while the others are at various stages of completion. Some of the pilot site areas are Kuje in FCT; Igbogbo & Osborne II in Lagos State; Gubio Road, Yola in Adamawa State; Bichi in Kano State; Bida in Niger State; Republic Layout in Enugu State; and Runmudamaya, Port-Harcourt in Rivers State.

The main activities of the projects include: earthworks, construction of drains and culverts, and road surfacing.

ALTERNATIVE BUILDING TECHNOLOGIES

A significant development in the current effort at housing delivery, is the adoption of alternative building technologies and construction methods in some of the project sites aimed at improving the speed of construction and eventually reducing the overall cost of construction. Worthy of note, are the light gauge steel construction technology, plasswall and plassmolite technology, hydraform technology, and burnt bricks.

The delivery of the housing units at Kuje, using the light gauge steel technology, has been facilitated by the **establishment of a factory for the production of steel profiles**. The factory has the capacity to produce the components for two housing units in a day. During housing construction, fifteen (15) people work on a twin block of three bedroom and build it in ten (10) days after foundation.

SOCIAL/AFFORDABLE HOUSING SCHEME

Under the affordable housing scheme, estate developers are enjoined to embrace the concept of mixed development in housing delivery and ensure that at least 20% of the total number of housing units built in a project site are allocated to low-cost housing ranging between N1.5 million – N5.0 million for 1-3 bedroom houses.

Moreover, the Ministry is collaborating with domestic producers for the supply of building materials to estate developers at factory prices.

FHA MASS HOUSING SCHEME IN ZUBA, ABUJA

This is a mass housing scheme aimed at meeting the housing desire of the out- crowded residents of the FCT characterized by low skills and unemployment.

The profile of the proposed estate is as follows:

Single house type in 1,2 and 3-bedroom blocks of flats; and

Expected total dwelling capacity is as follows:

1 bedroom	-	26 blocks x 16 units	=	416 units
2 bedroom	-	55 blocks x 8units	=	440 units
3 bedroom	-	35 block x 8 units	=	<u>280 units</u>
Total				<u>1,136 units</u>

PUBLIC BUILDINGS & MONUMENTS

Apart from efforts towards rehabilitating and maintaining the 23 existing Federal Secretariats in the country, **the Federal Government, through the Federal Ministry of Lands, Housing and Urban Development, is currently undertaking the construction of 6 new Secretariats at a total cost of N15.284 billion.**

The new Secretariats are located in each geopolitical zone, namely **Awka, Anambra State (South East); Yenagoa, Bayelsa State (South-South); Oshogbo in Osun State (South West); Gombe in Gombe State (North East); Lafia in Nasarawa State (North Central) and Gusau in Zamfara State (North West).** Work is progressing satisfactorily in each of the project sites.

CAPACITY BUILDING

- A School of Architectural and Building Technicians is being established in Kuje, and will be fully equipped as funds become available.
- Efforts are being made to establish 6 more skills acquisition/vocational centres in the country, with the support of the SURE-P, and to review the curricula for artisan and vocational training in Nigeria, in conjunction with relevant institutions.
- Plans are underway to upgrade the existing vocational and trade centres of the Ministry at Onikan-Lagos, Harvey Road-Lagos, and Ikeduru-Imo State as nodal centres of excellence.
- The training programme will focus on the following three areas: **Building Structures, Building Services and Finishing.**
- The target participants are **block and brick layers, plumbers, painters, carpenters and joiners, tillers, terrazzo, marble and plasterers, aluminium fabricators and welders.**
- It will also involve **building competencies in landscaping, solar energy, facilities maintenance and weatherization.**
- **An entrepreneurial component of the training programme will be targeted at graduates of tertiary institutions who are seeking fulfillment in other vocations beyond white collar jobs.**

HOUSING/MORTGAGE FINANCE

More contributors are joining the National Housing Fund (NHF) under a new e-collection system for an efficient, more transparent and accountable system of fund collection and remittance. The NHF e-card, which was formally launched on Thursday, 13th February, 2014 by His Excellency, **President Goodluck Ebele Jonathan, GCFR** will serve as Contributor's ID Card as well as provide instant access to his/her contribution account balance.

A new product targeting the provision of housing finance to Nigerians in the Diaspora has been developed by the Federal Mortgage Bank of Nigeria (FMBN). An estimated 17 million Nigerians reside outside the country, and targeting 1 million Nigerians within the first year of the **"Nigerians in Diaspora Mortgage Scheme"** will provide the sum of US\$100 million to FMBN as monthly contributions (ie. US\$100 per person per month). The product is expected to be launched in USA and the United Kingdom soon.

Another product on the FMBN shelf that will provide opportunities for Nigerians to own houses, is the **Rent-To-Own Product.** Under the Scheme, people will pay rent on the houses as part of the cost of the houses, on rent-to-own basis.

Moreover, mortgage access for informal sector workers was created and launched on 5th December, 2011 under the **Informal Sector Cooperative Housing Scheme**, aimed at addressing the housing finance needs of low-income and informal sector groups such as artisans, bricklayers, taxi drivers, mechanics, farmers and market women who are already coordinated through housing cooperatives, trade unions, and cooperative societies. It is gratifying to note that as at March 2014, we have 935 registered cooperative societies with 18,397 registered members whose total contributions stood at N133.70 million. The first 300 housing units financed under this Scheme was developed by First World Communities Co. Ltd (a cooperative housing development company).

The Federal Mortgage Bank of Nigeria (FMBN) is also, partnering with the Nigerian Employers Consultative Association (NECA), the Trade Union Congress (TUC), and the Nigeria Labour Congress (NLC) for the development/delivery of 4 million housing units for the Nigerian workers.

In addition, efforts are being made to harness other sources of funds in support of a sustainable mortgage finance system and housing development involving the possible use of unclaimed dividends, pension funds, dormant accounts, among others.

MILLENNIUM DEVELOPMENT GOALS (MDG) AND CONSTITUENCY PROJECTS

Under the Millennium Development Goals (MDG) Programme of the Ministry, a total of **444** projects were completed in various parts of the country during the period under review, while **231** are on-going.

Under the Constituency Projects, a total of **1,230** projects were completed in various parts of the country with 361 on-going.

The projects cover the following areas: Intra-city/Access Roads & Drainages, Community-Based Water Projects, Electrification of Rural Areas & Solar Powered Street Light, and Public Buildings & Utilities.

MINISTRY'S INTERNALLY GENERATED REVENUE PROFILE

During the period 2010-2014, the Ministry generated a total revenue of **N8,110,389,817.79** as follows:

➤ 2010(May-Dec)	-	932,660,908.11
➤ 2011(Jan-Dec.)	-	2,283,000,000.00
➤ 2012(Jan-Dec.)	-	1,301,558,726.90
➤ 2013(Jan-Dec)	-	1,704,581,553.14
➤ 2014(Jan-August)	-	1,888,588,629.64

The revenue sources include tender fee, ground rent, premium on land, title registration fee, consent fee, C of O processing fee and survey fee.

URBAN RENEWAL AND SLUM UPGRADING

This has to do with the provision of essential infrastructural facilities and services such as potable water, roads, drains and electricity in identified slum areas where comprehensive needs-assessment survey had been conducted. In particular, roads, drains, water and electricity have been provided as pilot schemes to improve the well-being and living conditions of the citizenry in Kano State (Kurna- Asabe) and Port Harcourt (Bundu-Ama). In the current year, the same programme is being extended to Bayelsa State (Yenagoa), Katsina State (Katsina), Kebbi State (Yelwa), Osun State (Orile-Owu) and Akwa Ibom State

(Oron). It is hoped that the positive socio-economic impact of these projects will encourage State Governments to replicate same. In addition, comprehensive programmes on slum upgrading in the six geo-political zones of the country have been undertaken in Lagos, Onitsha, Aba, Osogbo, Kaduna and Port Harcourt.

PREPARATION OF NATIONAL PHYSICAL DEVELOPMENT PLAN

This is a project that has to do with preparation of spatial documents and plans that will complement the nation's National Economic Plan for sustainable growth and development. The rationale is to provide a comprehensive document that will help to correct apparent regional imbalances in public investment and development, while ensuring optimal utilization of public resources for sustainable growth and development. The project is on-going, and the following achievements have so far been made:

- Sensitization of critical stakeholders at Local, State and Federal levels to educate and get their buy-in on the subject matter;
- Production of strategic Regional Development Plans for the six geo-political zones; and
- Preparation of Development Plans for some selected towns and cities such as Jos, Iyin- Ekiti, Bonny, and Gusau.

PRESIDENCY OF THE UN-HABITAT 24TH GOVERNING COUNCIL

At the 24th Session of the Governing Council (GC-24) of the United Nations Human Settlements Programme (UN-HABITAT) held at the UN-Headquarters in Nairobi, Kenya from 15th – 19th April, 2013, Nigeria was unanimously elected as the **President of the 24th Governing Council of UN-HABITAT**. This is historic, being the first time of Nigeria's election to the position of President of the 58-Member Governing Council of UN-HABITAT since its inception in 1978.

The 24th Session was attended by 1,144 delegates from 107 countries, representing National Governments, Local Authorities, UN Agencies, Private Sector, Civil Society Organisations and the Media.

CHAMPIONING THE DEVELOPMENT OF A NEW AFRICAN URBAN AGENDA

Nigeria is currently championing the development of a **New Urban Agenda for the African Continent**, in collaboration with all Habitat Agenda Partners. This is with a view to effectively address the challenges of unprecedented rate of urbanization in Africa, bearing in mind that it has been projected that over 60% of our population will be living in urban areas in the next 10 years and beyond. Our ultimate desire is to leave a legacy of inclusive, equitable and sustainable human settlements that will add value to the lives of Africans.

Since 17th April, 2013 when Nigeria signed a Contribution Agreement with UN-HABITAT for the provision of US\$3.0 million over a period of 4 years (2013 – 2016), **other Regional Groups have come to recognize the laudable objectives of the Programme and are propelling similar actions in their respective Regions to ensure beneficial inputs into the New Global Urban Agenda** that will emerge at the **Habitat III Conference in 2016**. **Iraq**, for instance, is now championing a similar Programme in the **Asia-Pacific States** while **Brazil** is championing that of **Latin American & Caribbean States**.

We have commenced our National Preparations towards Habitat III Conference in 2016, with the inauguration of the National Habitat Committee on 20th February, 2014. At the 1st Preparatory Conference (Precon I) held in New York, USA from 17th – 18th September, 2014, Nigeria was one of the countries that presented their **Statements** committing themselves to the success of the Habitat III Conference.

Shelter-Afrique has established a Regional Office in Nigeria, and our equity shareholding in the Company has been increased in order to improve Nigeria's access to credit facilities for housing and related infrastructural development.

At the 5th Session of the African Ministerial Conference on Housing and Urban Development (AMCHUD) held in N'djamena, Chad from 25th – 28th February, 2014 Nigeria was elected the **Rapporteur of the Bureau of AMCHUD** for the period 2014-2016.

Also, at the 33rd Annual General Meeting of Shelter Afrique held in Abidjan, Cote D'Ivoire on 6th June, 2014, Nigeria was elected the 2nd Vice Chairman with the mandate to host the 35th AGM in June 2016.

BUILDING MATERIALS CONCESSION INITIATIVE

This is an initiative intended to bring down the cost of housing development in the country. While the Federal Government is expected to grant tax relief and other concessions, the building/ construction materials producers and suppliers are expected to reciprocate through drastic reduction in the prices of building and construction materials/components, thereby resulting in affordable housing delivery in the country.

To kick-start it, a 2-day Summit is being planned for the 4rd week of October, 2014 in collaboration with the Federal Ministry of Finance. The Summit will focus on the concessions to be granted by the relevant parties in respect of major building/construction materials and components (both local and imported).

The opportunity offered by the Summit will also be used to expose participants to alternative building technologies and construction methods that will take into consideration the peculiar Nigerian socio-cultural situations and the imperative of making houses affordable in the country.

Key Challenges

1. Huge housing deficit of at least 16 million units.
2. The middle class has a very limited chance of owning a house, much less low-income earners.
3. Building materials are very expensive and their quality cannot always be guaranteed.
4. Land use policy is still a challenge as land acquisition for building construction remains a nightmare for most Nigerians.
5. Under-developed nature of the mortgage industry manifesting in lack of long-term finance, weak capital base, absence of mortgage refinance/liquidity, etc. Tortuous process of obtaining a mortgage, with interest rate of more than 20%.
6. Poor quality of housing delivered through contractors.
7. Menace of housing collapse.
8. Unresolved jurisdictional conflict amongst Federal and State Government Physical Planning Agencies, as per the Supreme Court Judgement of 13th June, 2003 which restricted most of the physical planning activities to residual matters exclusively within the executive competence of the States.

9. Implementation of the Land Use Act, 1978, as a constraint to land accessibility and ownership/title rights.
10. High cost of housing development (land, building materials and construction, as well as infrastructure).
11. Inaccessibility of land due to delays and high cost of land titling.
12. Inadequate /unreliable data.
13. Capacity gaps in the sector, including prevalence of unskilled local personnel in the building industry.

Assessment of Reform Initiative

Assessed against the 10 criteria for judging the success of government reform initiatives, housing sector reform has a long way to go close the huge housing deficits.

S/No.	Assessment Criteria	Result of Assessment
1.	Have the housing sector reforms improved the quality and quantity of public services?	Yes, though it is only a marginal impact because the housing deficits are still very high (about 16 to 17million units).
2.	Do more people now have access to services, including disadvantaged groups such as women, young persons, and people with disabilities?	No, as the number of people with access to housing is very low relative to needs in the sector. However, with the launching of the 1 st 10,000 Housing Units, more disadvantaged groups will have access to housing.
3.	Have the reforms reduced the cost of governance?	To some extent, as a result of commercialisation policy of the Federal Housing Authority (FHA) and the introduction of PPP in the delivery of housing.
4.	Have the reforms made the services more affordable for citizens?	No, as the cost of housing delivery is still very high. However, some civil servants have benefitted from the reform although the number has been very small.
5.	Have the reforms reduced corruption?	Yes, as the PPP model as well as the mortgage-financing model has reduced the potential for corruption.

S/No.	Assessment Criteria	Result of Assessment
6.	Have the reforms reduced unnecessary bureaucracy and red tape?	To some extent, as the PPP and mortgage financing models have reduced bureaucracy and red tape.
7.	Is the policy likely to lead to improved development outcomes?	Yes, if well implemented.
8.	Are things improving, staying the same, or getting worse?	There are yet no appreciable improvements, particularly given the huge housing deficit. However, the problem is being tackled from all fronts
9.	Where things are improving, will those improvements endure?	Little improvements recorded will endure as result of PPP and policy shift towards mortgage financing.
10.	Where things are not improving, what should be done?	More efforts should be directed towards the social housing policy and reduction of the cost of building materials.

Proposed Next Steps

1. Aggressive implementation of social housing programme.
2. Intensify Public-Private Partnerships in the housing sector to accelerate the delivery of housing units so as to reduce housing deficit and to further reduced the burden of housing provision on government..
3. Make mortgages more easily available to more people.
4. Stringently enforce building standards to guard against frequent building collapse.
5. Articulate an effective policy towards bringing down the high cost of building materials.
6. Recapitalization of the Federal Mortgage Bank of Nigeria (FMBN).
7. Use of additional sources of funding for housing development such as pension funds, unclaimed dividends and dormant accounts as proposed during the Presidential Retreat held on 12th Nov. 2012.
8. Promotion of mixed housing development for all income groups.
9. Exploiting alternative technologies in housing development.
10. Capacity building to bridge the gap in skilled labour by upgrading existing trade centres, crafts schools and vocational training centres.

11. Establishment of new training centres and reviewing the Curricula in tertiary institutions offering building related courses.
12. Ensuring that Nigeria benefits more from the activities of Shelter-Afrique based on Nigeria's equity shareholding in the Company.
13. Championing the **African Urban Agenda**, in collaboration with UN-HABITAT, in view of the need to deal decisively with the rapid population growth and deteriorating living conditions of human settlements in the continent. This is instructive, bearing in mind that by 2025, more than 60% of Nigerians will live in Cities.
14. Designing and implementing a National Programme on **Making Slums History** as **part of a global challenge for 20**