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Rome, Italy 6–10 May

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## The Challenges of Housing Development and Needs in Abuja Nigeria

BY

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## SUMMARY

- INTRODUCTION
- THE CITY OF ABUJA
- COMPREHENSIVE DEVELOPMENT
- MASS HOUSING PROGRAMME
- CHALLENGES OF THE MASS HOUSING PROGRAMME
- RECOMMENDATIONS AND CONCLUSION

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## INTRODUCTION

- Shelter is a basic need of human being since the beginning of civilisation
- Thirty six years of development (1976 -2012) in Abuja
- Development in phases (four phases in all) over an area of 250 square kilometers
- Each of the phase is divided into districts
- Each district is further subdivided into neighbourhoods for planning and development purposes

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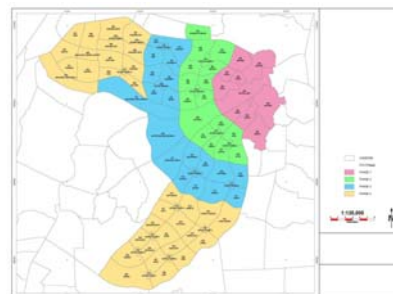
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## INTRODUCTION (cont)

- Initial development by The State up to the early 1990s
- Insufficient housing stock within the City



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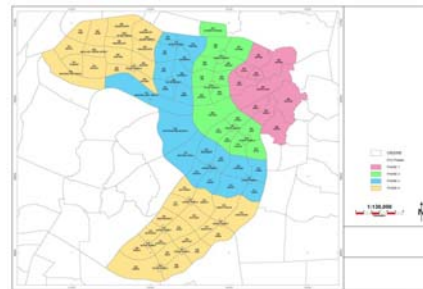
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## THE CITY OF ABUJA

- Over an area of 250 square kilometers
- Planned to accommodate an ultimate population of a little above three million people when fully developed
- Needs for more housing stock



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## COMPREHENSIVE DEVELOPMENT APPROACH

- The Master Plan of Abuja made provision for comprehensive development in all the districts of the City
- Most of these comprehensive development could be located within Phase one of the City of Abuja
- State organisations such as Federal Housing Authority (FHA), involved in provision of housing
- The approach did not provide enough housing

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## COMPREHENSIVE DEVELOPMENT APPROACH (cont.)

- Movement of seat of power from Lagos to Abuja, in 1991 made the City to witness unprecedented growth
- Nigeria's Housing deficit is now estimated at Eighteen Million which requires about Four billion Naira (Twenty Five million US Dollars, [US\$25million] at an exchange rate of about N160 = US\$1) to provide (UACN (EIA) 2011)
- The need for a second look at the housing situation in Abuja

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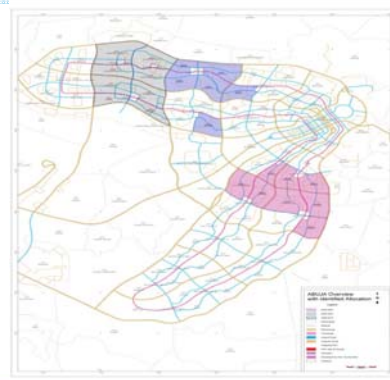
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## MASS HOUSING PROGRAMME

- Cities all over the world developed through both the efforts of the State, organizations and private individuals efforts and initiatives



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## MASS HOUSING PROGRAMME (Cont)

- New approach using PPP from the year 2000
- Initiated with emphasis in creating the enabling environment for the private sector to participate more actively
- It aimed to bridge the wide gap that existed between supply and demand of housing stock within the City of Abuja and its environs
- Private Real Estate Developers were allocated parcel of land to develop housing estate
- Between the years 2000 – 2003, 2004 – 2007 and 2008 – 2011.
- In the first phase of the programme 184 developers were granted allocation in six districts of the City with a combined area of 2610 hectares.

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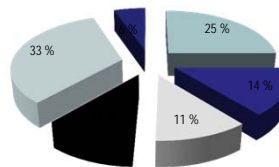
## MASS HOUSING PROGRAMME (Cont)

District	Total Allocation	Total Hectares	Size of Lowest Allocation (HA)	Size of Highest Allocation (HA)	Size of Average Allocation (HA)
Wumba	46	478	5	40	10.39
Kafe	26	567	15	100	21.81
Galadimawa	21	460	20	30	21.90
Dakwo	20	204	5	20	10.20
Lokogoma	61	731	5	100	11.98
Mbora	10	170	10	25	17.00
<b>Total</b>	<b>184</b>			<b>2610</b>	

TABLE 1: LIST MASS HOUSING ALLOCATION BY DISTRICT(SOURCE: MINISTERIAL COMMITTEE ON MASS HOUSING 2009)

### Total Allocation

■ Wumba ■ kafe ■ Galadimawa ■ Dakwo ■ Lokogoma ■ Mbora



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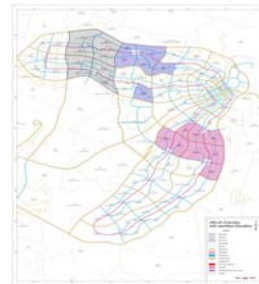
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- A Mass Housing Department was also created to coordinate the orderly development of the Housing project



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## MASS HOUSING PROGRAMME (Cont)

- Allocations were made under varying terms and conditions
- 2000 and 2003, the development lease term was 3 years within which the developer was expected to complete and sell the houses to individual beneficiaries
- Allocations made between 2005 and 2007 were quite different because they were made under accelerated development terms i.e., the development lease term was 18 months
- Parcels of land with sizes ranging from 5 hectares to a maximum of 250 hectares were allocated in various districts of Phases II & III of the city

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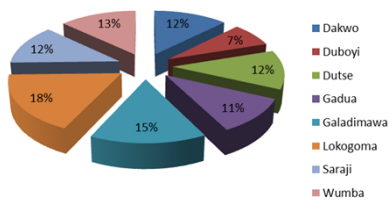
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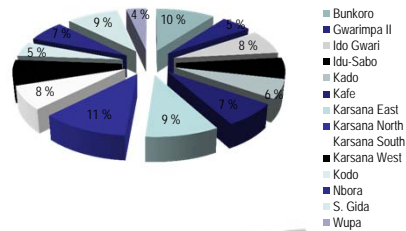


## MASS HOUSING PROGRAMME (Cont)

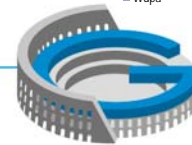
Pie Chart Showing Districts and Sizes in Hectares



Pie Chart Showing Northern Districts of the City and Sizes in Hectares



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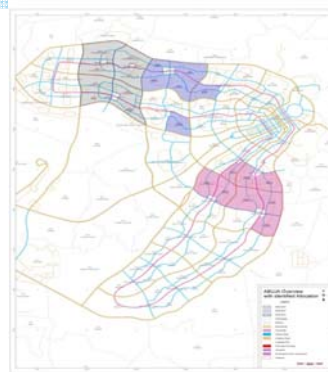
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## MASS HOUSING PROGRAMME (Cont)

- On the whole, over 12,691.70 hectares of land spreading across 22 districts of the City



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## CHALLENGES OF THE MASS HOUSING PROGRAMME

- Inadequate planning, monitoring as well as inadequate supervision of the houses during construction
- Over 90% of the developers were not interested in providing these very important segments for the benefit of the end users.
- At time of take over of site no any detailed land use and site development plans available
- Developers move to site without building plan approvals
- This led to lots of violations

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## CHALLENGES OF THE MASS HOUSING PROGRAMME(cont)

- It became a big irony for the State to remove the very structures that it set out to provide, because they were either erected without proper building permits or erected at wrong locations for wrong uses or both



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## CHALLENGES OF THE MASS HOUSING PROGRAMME(cont)

- Massive construction works requires effective monitoring to ensure compliance with Urban and Regional Planning Regulations and Building Codes.
- The Committees charged with the responsibility of monitoring the private developers construction works was ineffective due to the wide area covered by the scheme.



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## RECOMMENDATIONS AND CONCLUSION

- Department of Mass Housing needs good support
- Most good recommendations not implemented by the State
- Need for strong political will
- Absent of inter-departmental cooperation between the departments ... Mass Housing, Development Control, Urban & Regional Planning, Land Administration, Survey & Mapping, Abuja Geographic Information Systems (AGIS) and Engineering Services needs to be addressed

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## RECOMMENDATIONS AND CONCLUSION

- Developers need to be enlightened on the need to adhere strictly to the provisions of the Master Plan and development control guidelines.
- This would go a long way to arrest the present trend of constant removal of offending structures.



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# Thank you.

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