

COUNCIL NOTE

FROM: THE HONOURABLE COMMISSIONER LANDS AND HOUSING

TO: NIGER STATE EXECUTIVE COUNCIL

UPDATE: PROJECTS AND PROGRAMMES UPDATES,
MAY 2007 – JUNE 2009

PROJECTS UPDATES

Reference to the circular from the office of the Executive Governor with Ref. No. SSG/OFF/277 dated 2nd July, 2009 on the above subject matter, the Ministry is pleased to submit its report as attached.

The report contains

- 1) the Ministry's objectives of the update.
- 2) the financial performance involved.
- 3) the level of projects implementations with State Government commitments.
- 4) the prospects and challenges therein.

**NIGER STATE MINISTRY OF LANDS AND HOUSING,
PROGRESS REPORT OF PROJECT ACTIVITIES FOR MAY 2007-MAY 2009**

URVEY DEPARTMENT

PROJECT NO	PROJECT TITLE	PROJECT LOCTION	PROJECT COST (N)	2008 APPROVED ALLOACTION (N)	2008 ACTUAL EXPENDITURE TO DATE (N)	BALANCE (N)	PROJECT STATUS TODATE	REMARKS
005	PROCUREMENT OF SURVEY INSTRUMENT FOR THE MINISTRY	MINNA	8,266,250	8,266,250	NIL	8,266,250	APPROVED BUT WAITING FOR RELEASE OF FUND	
008	SURVEY & MAPPING EQUIPMENT	PERIMETER SURVEY AND TOPOGRAPHICAL MAPPING OF NEW GOVT HOUSE MINNA	2,755,417	2,755,417	2,755,417	-	COMPLETED	
009	BOUNDARY MATTERS			81,000,000				
	A)DEVELOPEMTN OF BOARDER COMMUNITIES ALONG INTERNATIIONAL BOUNDARY OF NIGERIA AND BENIN REPUBLIC	BORGU SECTOR	N47,485,473		NIL		-MEMO WAS FORWARDED FOR APPROVAL	OUT OF THE N81 MILLION APPROVED IN 2008 FOR BOUNDARY MATTERS, ONLY N17,970,000 WAS EXPENDED LEAVING A BALANCE OF N63,030,000 IN THAT VOTE.
	B)PURCHASE OF UTILITY VEHICLES FOR COMMITTEE WORK	B)MINNA	N14, 070,000.		N14, 070,000.		-THE VEHICLES ARE PURCHASED AND IN USE.	
	C) PURCHASE OF SURVEY EQUIPEMENT BY NIGE STATE BOUNDARY COMMITTEE.	C)MINNA	4,471,200		NIL	4,471,200	-MEMO WAS APPROVED AWAITNG FUND RELEASE	
	D)FISRT PHASE OF BOUNDARY TRACING BETWEEN KEBBI/NIGER STATE	D)MINNA	11,700,000		N3,900,000	7800000	-THE PROJECT IS ONGOING WITH 1/3 OF THE WORK IN PROGRESS.	
	E)TRACING OF KOGI/NIGER STATE BOUNDARY	E)MINNA	N6,570,000		NIL	N6,570,000	-MEMO FORWARDED FOR APPROVAL	

013	SURVEY OF LAYOUT	GARAM- AZHI – BISA, TAFA LGA	4,000,000	4,133,136	-	4,133,136	MEMO WAS FORWARDED FOR APPROVAL. THE PERIMETER SURVEY COMPLETED AND C OF O ISSUED UNDER NG/SL/ 472	ACTUAL SURVEY OF INDIVIDUAL PLOT IS STILL OUTSTANDING.
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OWN PLANNING DEPARTMENT

PROJECT NO	PROJECT TITLE	PROJECT LOCATION	PROJECT COST	2008 APPROVED ALLOCATION (N)	2008 ACTUAL EXPENDITURE TO DATE (N)	BALANCE (N)	PROJECT STATUS TO DATE	REMARKS
465/001	DEVELOPMENT OF LAYOUT	MTP 114 ,SAUKA KAHUTA	26,713,292	6,888,543	N26,713,292 RELEASED LAST MONTH (DECEMBER)		CONTRACTOR ALREADY ON SITE.	N19,549,684 SOURCED FROM EASTERN BYE-PASS HOUSING ESTATE (PROJECT NUMBER 464/012)
465/004	REVIEW OF MASTER PLAN	MINNA AND SULEJA	84,473,003	23,000,000	NIL	-	INTRIM REPORT SUBMITTED BY THE CONSULTANTS AWAITING RELEASE OF INITIAL PAYEMENT	COUNCIL GAVE THE APPROVAL FOR BOTH THE INCREASE IN PROJECT SCOPE AND COST THUS THE 84,473,003.
465/014	RURAL DEVELOPMENT PLAN	WUSHISHI	300,000	4,133,126	300,000	N3,833,126	SCOPE OF WORK IN PROGRESS	

LANDS DEPARTMENT

AND ACQUISITION, ASSEMENT AND COMPENSTION OF GOVERNMENT PROJECTS SITES. (TYPE A)

0	PROJECT TITLE	PROJECT LOCATION	IMPLIMENTING AGENCY/CONTRACTOR/CONSULTANT	TOTAL LAND AREA	TOTAL COMPENSTION PAYABLE (N)	ACTUAL COMPENSTION PAYED (N)	BALANCE (N)	PROJECT STATUS TO DATE	REMARKS
	500 UNITS TALBA QTRS ALONG MINNA-BIDA ROAD	GADUGBE ALONG MINNA-BIDA ROAD	PUZZLE GROUP	83.180 H	N43.8MILLION	N43.8,MILLION	NIL	CONTRACTOR ALREADY ON SITE.	PROVISION OF LAND THROUGH COMPENSTION IS THE PART OF THE GOVT ROLE IN THE PPP ARRANGEMENT
	GARAM INDUSTRIAL LAYOUT	GARAM ,TAFALocal GOVT	MINISTRY OF COMMERCE	206.70 H	N125,262,811.44	N125,262,811	NIL	THE PERIMETER SUREVEY HAS BEEN COMPLETD AND C OF O ISSUED	CASH SOURCED FROM MINISRY OF FINANCE
	ZUMA ROCK TOURISM RESORT	ZUMA ROCK AREA,TAFALGA	TEXAS PACIFIC	338.046 H	N140,654,546.50	N140,654,546.50	NIL	MONEY ALREADY RELEASED FOR PAYEMENT ON 12/1/2009	
	NEW GOVERNMENT HOUSE	EASTERN BYEPASS, MINNA.		243.67 H	191,959,440.83	NIL	N191,959,440	PERIMETER SURVEY CARRIED OUT	COMPENSATION APPROVED AND PAID
	NIGERIAN CIVIL DEFENCE CORPS TERRITORIAL HQ	MINNA-BIDA ROAD, MINNA.		4.633 H	N6,091,250.00	NIL	N6,091,250	COUNCIL HAS APPROVED PAYEMENT BUT NO CASH BACKING	

M.I. WUSHISHI HOUSING ESTATE	EASTERN BYEPAS	LEGEND KONSULTS AND CONCEPT LTD LAGOS	70.00 H	N43,138,469	N43,138,469	NIL	CONSTRUCTION WORK IN PROGRESS	
500 HOUSING UNITS IN BIDA AND KONTAGORA	BIDA AND KONTAGORA	OGUNSILLER BUILDERS LTD		N29,096,100	N29,096,100	NIL	CONSTRUCTION WORK HAS RESUMED AFTER LONG BREAK	

AND ACQUISITION, ASSESMENT AND COMPENSATION OF GOVERNMENT PROJECTS SITES. (TYPE B, UNPAID COMPENSTION)

PROJECT TITLE	PROJECT LOCATION	IMPLIMENTING AGENCY/CONTRACTOR/CONSULTANT	TOTAL LAND AREA	TOTAL COMPENSTION PAYBLE (N)	ACTUAL COMPENSTION PAYED (N)	BALANCE (N)	PROJECT STATUS TO DATE	REMARKS
500 HOUSING ALONG MAJE – DIKKO ROAD	TUNGAN SHANU , SULEJA	BAYO – TAYO LTD	99.100 H	63,594,017.97	NIL	63,594,017.07	CONTRACTOR ALREADY ON SITE.	PROVISION OF LAND THROUGH COMPENSTION IS THE CONTRIBUTION OF THE GOVT IN THE PPP ARRANGEMENT
500 HOUSING UNITS	DIKO-KABO ROAD,DIKKO	CITYSCAPE LTD	101 H	141,207,061	NIL	141,207,061	ASSESMENT OF AFFECTED FARMEERS COMPLETD	COMPENSATION APPROVED AND PAYMENT EFFECTED. DEVELOPERS HAVE TAKEN THE SITE

500 HOUSING UNITS	NEW BWARI IN Tafa Local Govt Area	NIGERIANS IN DIASPORA	100 H	N79.2 MILLION	NIL	N79.2 MILLION	ASSESMENT OF AFFECTED FARMERS COMPLETD AWATING FUND	PROVISION OF LAND THROUGH PAYEMTN OF COMPENSAON IS THE CONTRIBUTION OF THE GOVT IN TH PPP
REVOKED MTP 108 (OLD WTC) REVOKED INTEREST	WTC MINNA	MINISTRY OF LAND		28,824,062,062	NIL	28,828,062,	ASESMENT OF THE PROPERTY HAS BEEN DONE.	APPROVAL AND RELEASE OF FUND BEING AWAITED
REVOKED MTP 109 (NSTA SITE) SHANGO	SHANGO ,MINNA	MINISTRY OF LAND		600,000	NILL	600,000	ASSESMENT DONE AWATING APPROVAL AND CASH BACKING	
REVOKED MTP 54 INDUSTRIAL LAYOUT,SAUKA KAHUTA	SAUKA KAHUTA,MINNA	MINNA		4,439,625	NIL	4,439,625	ASSESMENT DONE AWATING APPROVAL AND CASH BACKING	
RACE COURSE /TURF CLUB	MINNA BIDA RD.MINNA	STATE GOVT	52.802 H	38,998,735	NIL	38,998,735	PAYEMENT APPROVED BUT NO CSAH BACKING.	
TRAINIG SCHOOL FOR SCHOOL OF DERMATOLOGY AND COSMETOLOGY	DIKKO-ABUJA KADUNA ROAD		11.141 H	18,953,815	NIL	18,953,815	ASSESMENT CARRIED OUT AWATING APPROVAL AND CASH BACKING	
CONSTRUCTION OF TREATED WATER PLANT	LIVING WATER		6.0 H	14,136,000	NIL	14,136,000	AS ABOVE	
CONSTRUCTION OF TANKER GARAGE BY NUPENG	PAGO, MINNA			670,000	NIL	670,000	AS ABOVE	

RICE PROCESSING MILL	WUYA-SUMA	DANA FOODS	10.057 H	4,445,309.00	NILL	4,445,309	AS ABOVE	
LOW/MEDIUM DENSITY RESIDENTIAL LAYOUT	BBEHIND ARMY BARRACKS ,MINNA	BAYO YEMI CO LTD	102.199 H	61,725,223.50	NIL	61,725,223.50	AS ABOVE	

ACQUISITION OF LAND FOR LOCAL GOVERNMENT MASS HOUSING SCHEME

PROJECT TITLE	PROJECT LOCATION	IMPLIMENTING AGENCY/CONTRACTOR/CONSULTANT	TOTAL LAND AREA	TOTAL COMPENSTION PAYEBLE(N)	ACTUAL COMPENSTION PAYED(N)	BALANCE (N)	PROJECT STATUS TO DATE	REMARKS
LOCAL GOVT MASS HOUSING PROJECT								
A-500 HOUSING FOR CHANCHAGA LGA	A-BARIKIN SALE,MINNA	MINISTRY OF LAND	60.0H	46,336,989.20	NILL	46,336,989.20		-PROVISION OF LAND THROUGH COMPENSTION IS THE PART OF THE GOVT ROLE IN THE PPP ARRANGEMENT
B)500 HOUSING UNITS FOR BOSSO LGA	B-MAIKUNKELE, BOSSO	MINISTRY OF LAND	45.0	28,935,538.50	NILL	28,935,538.50		-PROVISION OF LAND THROUGH COMPENSTION IS THE PART OF THE GOVT ROLE IN THE PPP ARRANGEMENT
C) 500 HOUSING UNITS FOR SULEJA LGA	STP 14 OPPOSITE FIELD BASE,SULEJA	MINISTRY OF LAND	34.54H	54,568,560.85	NILL	54,568,560.85		-COMPENSATION PPROVED BUT MLG YET TO RELEASE FUNDS.
D)200 HOUSING UNITS MAGAMA LGA	NASKO	MINISTRY OF LAND	60.0H	10,140,820	NILL	10,140,820		AS ABOVE

E)200 HOUSING UNITS FOR MAGAMA LGA	IBETO	MINISTRY OF LANDS	60.0H	13,198,000	NILL	13,198,000	AS ABOVE
F)200 HOUSING UNITS FOR LAPAI LGA	LAPAI	MINISTRY OF LANDS	61.20H	17,475,124	NILL	17,475,124	AS ABOVE
G)200 HOUSING UNITS FOR KAGARA LGA	KAGARA	MINISTRY OF LANDS	60.0H	12,576,754	NILL	12,576,754	AS ABOVE
H)200 HOUSING UNITS FOR MOKWA LGA	MOKWA	MINISTRY OF LANDS	60.0	15,579,000	NILL		AS ABOVE
I)STAFF QUARTERS FOR SCHOOL OF AGRIC MOKWA	OPPOSITE SCHOOL OF AGRIC MOKWA	MINISTRY OF LANDS	4.50	N9,142,000	NILL		AS ABOVE
J)200 HOUSING UNITS FOR RIJAU LGA	RIJAU ,RIJAU LGA	MINISTRY OF LANDS	61.0H	10,911,000	NILL		ABOVE
K)200 HOUSING UNITS FOR BORGU LGA	NEW BUSSA IN BORGU LGA	MINISTRY OF LANDS	34.899H	12,430,000	NILL		AS ABOVE.

IIGER STATE HOUSING CORPORATION.

ROGRESS REPORT ON HOUSING PROJECTS.

O	PROJECT /CONTRACTTITLE	PROJECT LOCTION	NAME OF DEVELOPER/CONSULTANT	PROJECT VALUE	PROJECT TERMS AND CONDITIONS	NIGER STATE GOVT COMMITMENT	PROJECT STATUS TO DATE	REMARKS
	GEN M.I WUSHISHI HOUSIGN ESTATE	EASTERN BYEPASS, MINNA	LEGEND KONSULTS AND CONCEPT LTD LAGOS	N850M FOR HOUSING AND N717.4 MILLION FOR INFRASTRUCTURE	THROUGH PPP WITH DEVELOPER FINANCING THE HOUSING UNITS	PAYEMENT OF N43,138,469 COMPENSATION AND N717M FOR INFRASTRUCTURE	-MOU SIGNED WORK IN PROGRESS. -PROVISION OF INFRASTRUCTURE ALSO IN PROGRESS. -ABOUT 60% OF THE TOTAL WORK COMPLETED.	FUND FOR HOUSING FULLY DRAWN AND N270 MILLION PAID BY GOVT ON INFRASTRUCTURE. HOWEVER THE MOU IS REVOKED AND HOUSING CORPORATION HAS TAKEN OVER AND NEED N594M TO COMPLETE THE TOTAL WORK.
	GIDAN MANGORO 500 HOUSING UNITS	GIDAN MANGORO MINNA –BIDA ROAD.	PUZZLES GROUP LTD. LAGOS	HOUSING UNITS N1, 561,413,521.	THROUGH PPP WITH DEVELOPER FINANCING HOUSING UNITS	PAYEMENT OF N43,878,567 AS COMPENSATION FOR THE LAND AND ALSO PROVISION OF INFRASTRUCTURE	-MOU SIGNED -172 UNITS AT ROOF LEVEL -80 UNITS ROOFED -131 UNITS AT HEADCOURSE -65 UNITS ABOVE LINTEL	PRACITCAL COMPLETION ACHIEVABLE THIS QUARTERS
	250 BIDA HOUSING UNITS	BIDA	OGUNSILLER BUILDERS LTD	HOUSING UNITS N684,443,288.40	THROUGH PPP WITH DEVELOPER FINANCING HUSING UNITS	PROVISION OF LAND AND PAYEMENT OF COMPENSATION AND PROVISION OF INFRASTRUCTURE	-60% AT VARIOUS SUBSTRUCTURAL LEVEL UP TO LINTEL LEVEL	WORK IS TO RESUME BEFORE END OF JANUARY AFTER LONG SUSPENSION
	250 KONTAGORA HOUSING UNITS	KONTAGORA	OGUNSILLER BUILDERS LTD	HOUSING UNITS N684,443,288.40	THROUGH PPP WITH DEVELOPER FINANCING HUSING UNITS	PROVISION OF LAND AND PAYEMENT OF COMPENSATION AND PROVISION OF INFRASTRUCTURE	-80% AT VARIOUS SUBSTRUCTURAL LEVEL UP TO LINTEL LEVEL	WORK HAS RESUME AFTER LONG SUSPENSION
	500 HOUSING UNITS AT MAIKUNKELE	NEW MINNA AIRPORT ROAD,MAIKU NKELE	FHT VENTURES ABUJA	-	THROUGH PPP WITH DEVELOPER FINANCING HUSING UNITS	PROVISION OF LAND AND PAYEMENT OF COMPENSATION AND PROVISION OF INFRASTRUCTURE	-MOU SIGNED BUT DEVELOPER IS YET TO MOBILISE TO SITE	WORK IS EXPECTED TO COMMENCE THIS QUATER
	500 HOUSING UNITS AT BARIKIN SALE ,MINNA.	NEAR INDUSTRIAL LAYOUT,BARIKIN SALE,MINNA	J.M KINGS NIGERIA LTD	HOUSIGN UNITS N1, 677,045,844.	THROUGH PPP WITH DEVELOPER FINANCING HUSING UNITS	PROVISION OF LAND AND COMPENSATION	-MOU SIGNIED -WORK YET TO COMENCE	WORK IS EXPECTED TO COMMENCE THIS QUATER
	500 HOUSING UNITS HIGH INCOME SCHEME	DIKKO-KABO ROAD,SULEJA	CITYSCAPE INTERNATIONAL LTD ,LAGOS	HOUSIGN AND INFRASTRUCTURE N6,845,100,000	THROUGH PPP WITH DEVELOPER PROVIDING 80% EQUITY CONTRIBUTION	LAND AND 20% EQUAITY CONTRIBUTION	COMPENSATION PAID AND DEVELOEPRS HAVE MOVED TO THE SITE	THE PROJECT IS PURELY COMMERCIAL ARRANGEMENT BETWEEN THE DEVELOPER AND GOVERNMENT.

NIGER STATE URBAN DEVELOPMENT BOARD,

PROGRESS REPORT ON COMPOST PLANT ALONG MINNA – BIDA ROAD.

NO	PROJECT /CONTRACTTITLE	PROJECT LOCTION	NAME OF DEVELOPER/CONSULTANT	PROJECT VALUE	PROJECT TERMS AND CONDITIONS	NIGER STATE GOVT COMMITMENT	PROJECT STATUS TO DATE	REMARKS
	ORGANIC FERTILIZER PLANT (COMPOST)	KPAKUNGU AREA, BIDA – MINNA ROAD,		N34,720,990	THROUGH PARTNERSHIP BETWEEN UNDP AND NIGER STATE URBAN DEVELOPMENT.	PROVISION OF LAND AND COUNTERPART PAYEMENT OF N21,348,300.	WORK 100% COMPLETED	COMPLETED AND READY FOR COMMISSIONING. BUT PROJECT TO BE TRANSFERRED TO MINISTRY OF ENVIRONMENT AND FORESTRY.

ANDED PROPERTIES ACQUIERD BY NIGER STATE GOVERNMENT

)	PROPERTY	PROPERTY LOCTION	VALUE OF THE PROPERTY	INTENDED USE OF THE PROPERTY	PAYEMENT SCHEDULE	PROJECT STATUS TO DATE	REMARKS
	I UNIT STOREY BUILDING CONSISTING OF 4 UNIT 3- BEDROOM	TUNGA, MINNA	N8,000,000	RESIDENTIAL	100% COMPLETED	AGREMENT SINGED AND PROPERTY HANDED OVER TO THE GOVERNMENT	THE NIGER STATE HOUSING CORPORATION IS IN CUSTODY OF THE PROPERTY
	RESIDENTIAL HOUSING UNIT	KADUNA	N120,956,000	GOVERNORS LOGDE KADUNA	100% COMPLETED		THE PROPERTY IS UNDER THE SSG'S OFFICE

SUMMARY OF ACTIVITIES AND CHALLENGES OF NIGER STATE

MINISTRY OF LANDS AND HOUSING.

A)- INTRODUCTION

Niger State Ministry of lands and Housing is saddled with the responsibility of ensuring smooth acquisition of land by both government and private developers interested in investing in the state. The Ministry also ensure that settlement growth is in accordance to existing planning regulation.

During the period under review

1. The Ministry has acquired and paid compensation to lands set aside for housing projects.
2. These land were designed
3. All the land are surveyed and some demarcated

To ensure compliance to laid down regulation, the Ministry through Niger State Urban Development has intensify development control activities in all our urban areas. To this effect, temporary structures along major roads In Minna, kOntagora, Suleja, Bida and New-Bussa were removed. Other measures taken to beautify our urban centres include the recently approved building height and painting of buildings along the roads. These initiatives are aimed towards actualizing the vision of transforming the state into top three economies by 2020.

B)-GIS project.

Niger State Government, through the Ministry of Lands and Housing, is desirous of transforming the land administration system in the state. The aim of this transformation. Among other things is to:

- I. upgrade the land administration process from analogue to computer base (digital),

- II. Eliminate or substantially reduce bureaucratic bottlenecks and delays in land documentation in the state.
- III. Maximize the derivable benefits from land and land related matters for the benefit of the state.
- IV. Provide a platform upon which all other spatially based government processes and programs can take place.

To actualize the above, the project is expected to:

- A. Convert all land, survey and town planning records from analogue to digital format,
- B. Construction and equipping of a new GIS laboratory,
- C. Acquisition of modern equipment for the three departments of the Ministry,
- D. Acquisition of satellite imageries covering the project area,
- E. Reproduction of new intelligent chart of Minna and other major towns on a scale of 1:1000 or 1:5000?
- F. Training of staff of the 3 departments.
- G. Revalidation and Recertification of all existing state government C of O, regularization of all granted lands and regularization of acquisitions from communities and local governments.

The Ministry is of the firm belief that if this project is fully implemented, it has the capacity to transform the revenue base of the state. We need the support of all stake holders in this regard.

C)-Major Challenges of the Ministry.

The principal role of the Ministry is to ensure timely acquisition of land for government projects and effective development control. To achieve this government must be able to pay all affected claimants. Nowadays at the point of carrying out assessment for compensation, the ministry is confronted with stiff resistances from the farmers who complain of non-payment of compensation over the land previously acquired.

The resistance is more around Suleja area where most the parcels of land being propose for sitting the housing project under PPP is not obtainable. The implication of this is that government is not able to meet its time target towards implementing the projects.

It is therefore necessary to pay all outstanding payment so as to find solution to the resistance. Secondly, the development control effort of the ministry through Niger State Urban Development Board may not yield the desired result if necessary logistics is not provided for swift action.

NOTE:-

Council is invited to note:-

- 1) the Ministry's objectives of the update.
- 2) the financial performance involved.
- 3) the level of projects implementations with State Government commitments.
- 4) the prospects and challenges therein.


(MRS. SALOME FATIMA N. NDAKOTSU)

Honourable Commissioner

Lands and Housing