

ASSENTED TO AT IKEJA, THIS 5TH DAY OF JULY 2010.

MR BABATUNDE RAJI FASHOLA (SAN)
Governor of Lagos State



LAW No. 3

2010

Lagos State of Nigeria

**A LAW TO PROVIDE FOR THE ADMINISTRATION OF PHYSICAL
PLANNING, URBAN DEVELOPMENT, URBAN REGENERATION AND
BUILDING CONTROL IN LAGOS STATE AND FOR CONNECTED
PURPOSES**

(5th July 2010) Commence-
ment.

THE LAGOS STATE HOUSE OF ASSEMBLY enacts as follows:

PART I

**ADMINISTRATION OF PHYSICAL PLANNING, URBAN
DEVELOPMENT AND BUILDING CONTROL IN LAGOS STATE:**

1.—(1) There is established the following Physical Planning and Development agencies (referred to in this Law as the “Agencies”) to implement the policies of the Ministry:

Establish-
ment of
Relevant
Physical
Planning and
Development
Agencies.

(a) The Lagos State Physical Planning Permit Authority (referred to as the “Planning Permit Authority”);

(b) The Lagos State Building Control Agency (referred to as the “Building Control Agency”); and

(c) The Lagos State Urban Renewal Agency (referred to as the “Renewal Agency”).

(2) The Ministry of Physical Planning and Urban Development (referred to in this Law as The Ministry”) shall be responsible for all Physical Planning, Urban Development, Urban Regeneration and Building Control policies of the State.

(3) The Ministry shall have direct responsibility to supervise the Agencies established in subsection (1) of this Section and any other Physical Planning Agency as may be established.

Functions of
the Ministry.

2. The Ministry shall be responsible for the—
- (a) initiation, formulation of Policies, coordination of programmes and review of all aspects of Physical Planning, Urban Development, Urban Regeneration and Building Control in the State;
 - (b) Implementation of its policies through the relevant agencies established under the provisions of this Law;
 - (c) preparation and approval of the following hierarchies of Physical Development Plans:
 - (i) Regional Plans;
 - (ii) Sub-Regional Plans;
 - (iii) District Plans;
 - (iv) Model City Plans;
 - (v) Urban/Town Plans;
 - (vi) Urban Regeneration Plans;
 - (vii) Development Guide Plans; and
 - (viii) Local Plans including layout and subdivision plans;
 - (d) provision of technical assistance to all government ministries and agencies on matters relating to physical planning, urban development, urban regeneration and building control;
 - (e) determination of the locations of infrastructural facilities and centres of economic activities in the State;
 - (f) offering advice on State development projects/programmes with socio-economic and environmental impacts as may be referred to it from time to time;
 - (g) formulation of legislations on physical planning, urban development, urban regeneration and building control in the State;
 - (h) formulation of guidelines for fostering inter-ministerial, inter-governmental, bilateral and multi-lateral cooperation on physical planning, urban development, urban regeneration and building control;

- (i) adoption of measures for the promotion of physical planning, urban development, urban regeneration and building control policies in the State;
- (j) conducting research on physical planning, urban development, urban regeneration, building construction and control;
- (k) creation and administration of data base for physical planning, urban development, urban regeneration, building construction and control in the State;
- (l) consideration of all matters referred to it by the State Executive Council, other government ministries, agencies and the general public;
- (m) liaising with agencies of other governments including Federal, States and Local Governments in the execution of its physical planning, urban development, urban regeneration and building control programmes and projects;
- (n) regulating the location, positioning, dimensions, appearance, display and manner in which urban furniture shall be affixed to land in the State;
- (o) prescription of fees chargeable for its services;
- (p) executing such other planning, urban development, urban regeneration and building control functions and duties as may be assigned to it by the Governor.

3. The Commissioner shall have powers to—

- (a) review the issuance of Planning Permits by the relevant Authority and Agencies;
- (b) direct any relevant Authority/Agency established under this law to seal up any premises for any alleged contravention of any physical planning, urban development, urban regeneration or building control law and regulations for the purpose of enforcement and compliance;
- (c) direct any relevant Authority/Agency established under this Law to demolish any unauthorised structure or development on, under, or over any land or seabed in the State after the issuance of appropriate notices;
- (d) authorise the entry into any premises at reasonable hours of the day for purposes of giving effect to the provisions of this Law and Regulations made under it.

Powers of
the Commis-
sioner.

- (e) delegate specific responsibilities and functions for implementation to any Agency established under this Law and to any other person and;
- (f) organise stakeholders meetings for the purpose of deliberating on any matter under this Law.

Assent of the Governor for Special Building Projects.

4. The assent of the Governor shall be obtained in respect of development of special building projects.

Procedure to be adopted for the Preparation and Review of Development Plans.

5.—(1) The relevant Physical Planning Agency in the State shall, with the approval of the Commissioner:

- (a) set up programmes for the preparation and review of development plans and the review of an Operative Development Plan which shall take place periodically as may be determined by the relevant agency;
- (b) approve where it considers appropriate, certain plan(s) as shall be drafted and processed for approval in defined parts;
- (c) direct that some sections of the Operative Development Plans be reviewed, revised, redrafted and processed for approval.

(2) For the purpose of preparing Development Plans in the State, the Ministry or relevant Agency shall from time to time invite relevant stakeholders including Ministries, Agencies, Non-Governmental Organisations, Professional Bodies and Individuals for the purpose of considering any matter relating to physical planning and urban development.

Publication and Preparation of Draft Development Plans.

6.—(1) Notice shall be given in the Official Gazette and in at least two daily newspapers circulated within the State and by other specified means, of the date on which preparations shall commence for a draft plan or for reviewing an Operative Development Plan or part of it and the Official Gazette Notice shall, where appropriate, provide the following information:

- (a) the location, boundary, geographic co-ordinates and description of the proposed area for the Development Plan(s);
- (b) a general description of the type(s) of development proposed and working populations;
- (c) matters which could be contentious; or
- (d) any other matter of public interest.

(2) After the publication of a draft Development Plan, the Ministry or relevant agency shall ensure that there is:

- (a) acknowledgement of all written submissions which shall be kept on record until the draft Development Plan becomes the Operative Development Plan;
- (b) consideration of all written submissions, relevant information and suggestions;
- (c) convening of public meetings, public hearings and interviews to discuss and decide on the relevance of written comments it considers necessary; and
- (d) submission of all written comments together with a summary of such comments on the draft plan.

(3) On receipt of the draft Development Plan, the Ministry or the relevant Authority/Agency shall:

- (a) direct that specific amendments be made to meet requirements which are considered necessary in the public interest; and
- (b) approve that the draft Development Plan, as submitted or as amended in accordance with its directions as stated in paragraph (a) of this subsection, is suitable for exhibition.

7.—(1) A draft Development Plan or part of it shall be made available for public inspection at the Ministry and the Agencies' offices between the hours of 9.00 a.m. and 4.00 p.m. on working days for a period of twenty-eight (28) days.

(2) During such period, the plan shall be advertised in at least two daily newspapers circulated within the State and in specified media stating the places and hours at which the Plan may be inspected.

(3) A copy of the draft Development Plan shall be available to any person on the payment of a prescribed fee as may be specified from time to time.

8.—(1) During the period of exhibition of the draft Development Plan as set out in Section 7 of this Law, any member of the public including Non-Governmental Organizations, State Ministries, Agencies, Local Governments and Professional Bodies, may submit to the Ministry or the relevant Agency, written statements of their objections which shall;

- (a) define the nature and reasons for the objection(s);

Exhibition of
Draft
Development
Plan.

Submission of
Objection to
Draft Plan by
members of
the Public.

(b) suggest alterations and amendments that could be made to resolve the objection(s).

(2) Such suggestions shall be made by the objector personally or through relevant and appropriately registered professionals as advocate to the objector.

(3) All written statements of objections shall be acknowledged.

Schedules of
Summaries of
objections and
Comments.

9.—(1) The Ministry or relevant Agency shall prepare schedules of summaries of the objections, comments and suggestions submitted to it.

(2) Such schedules shall be submitted within twenty-eight (28) days after the final day of exhibiting the draft Development Plan.

Consideration
of Comments
and Objec-
tions.

10. The Ministry or relevant Agency shall within sixty (60) days after final date of exhibiting a draft development plan, consider the schedules of objections and comments submitted to it.

Procedure for
Amendment
of Draft Plan.

11.—(1) The Ministry or relevant Agency may give preliminary consideration to any objection in the absence of the objector and may propose amendments to the draft Plan in the public interest.

(2) Notice of such amendment shall be served in writing on the objector.

(3) An objector may notify the Ministry or relevant Agency in writing within fourteen (14) days after service of notice under subsection (2) of this section that his objection is withdrawn on the condition that the amendment as proposed by the Ministry or relevant Agency has nullified his objection failure of which, such objection shall cease to hold.

Withdrawal of
Objection.

12.—(1) Where an objection has been conditionally withdrawn and the Ministry or relevant Agency does not proceed with the proposed amendment, the written statement of objection shall be considered at a meeting.

(2) The objector shall be given reasonable notice of such meeting, which he or his representative may attend and shall be heard.

Notice of
Amendment.

13.—(1) Where an amendment appears to affect any approved land use or development project which has been granted development permit, notice of such amendment shall be given to the applicant by registered post or advertisement or other practicable means.

(2) Any written objection received within fourteen (14) days after giving notice under subsection (1) shall be considered at a meeting of the Ministry or relevant Agency where the objector, other objectors or their representatives may be present and shall be heard.

(3) Upon the consideration of any objection in accordance with subsection (2) of this Section, the Ministry or relevant Agency may reject the objection in whole or in part or may cause amendments to be made to the draft Development Plan in order to wholly or partially satisfy such objection.

(4) The final decision of the relevant Agency shall be communicated in writing to the parties within a week from the date of the decision.

14.—(1) The Commissioner shall preside at any meeting for the consideration of a Development Plan in the Ministry.

Meetings.

(2) The Commissioner on the advice of the General Manager of the relevant Agency shall call for a meeting for the consideration of any Development Plan.

(3) The General Manager shall preside at any other meeting of the relevant Agency.

15.—(1) The draft Development Plan made under Section 5 of this Law may be amended after exhibition, but only before it is approved by the Commissioner on the advice of the relevant agency.

Additional
Power of
Amendment.

(2) Every amendment to a draft Development Plan made under Section 6(3) of this Law shall be exhibited for public inspection between the hours of 9.00 a.m. and 4.00 p.m. on working days for a period of fourteen (14) days and during such period be advertised in at least two (2) daily newspapers circulated within the State.

(3) A copy of an amended draft Plan made under this Section shall be made available to any person on payment of such fee as may be prescribed from time to time.

16. Any person affected by an amendment to a proposed draft Development Plan made under this Law may make an objection within a period of twenty-one (21) days in the manner provided for under Section 8 of this Law.

Objection to
Development
Plan.

17. After the consideration of objections of the draft final Development Plan, with or without amendments, shall be submitted to the Commissioner for approval together with:

Submission
for Approval.

(a) any objection made and not withdrawn;

(b) a schedule of the amendments made, if any, with a view to meeting such objections; and

- (c) copies of the minutes of meetings and hearings held in relation to the consideration and hearing of the objections and amendments of the draft Development Plan.

Operative
Development
Plan.

18.—(1) Subject to the provisions of this Law upon the submission of a final Development Plan, the Commissioner on the advice of the relevant Agency may:

- (a) approve it in part;
- (b) approve it in whole;
- (c) decline approval; or
- (d) refer it to the relevant Agency for further consideration and amendment of the whole or part thereof.

(2) A Final Development Plan approved under this Law shall be referred to as an "Operative Development Plan" and a notice to this effect shall be published in the State Official Gazette and two (2) daily newspapers or published in any other suitable manner as may be prescribed by the Agency.

Correction of
Operative
Development
Plan.

19. There shall be a Notice in the Official Gazette of intention to correct any omission or error in any Operative Development Plan as well as due publicity for the correction or omission.

Deposit of
Operative
Development
Plan.

20.—(1) Copies of the Operative Development Plan, duly signed by a Development Plan authorised officer, shall be deposited in the Ministry, and with other organs of government responsible for its implementation, execution, administration, enforcement and compliance, and such plans shall be available for inspection between the hours of 9.00 a.m. and 4.00 p.m. on working days.

(2) Copies of the Operative Development Plan shall be made available for sale at a price to be determined by the Ministry.

Revocation of
Operative
Development
Plan.

21.—(1) The Commissioner on the advice of the relevant Agency/ Authority may:

- (a) revoke in whole or in part, any Operative Development Plan;
- (b) refer any Operative Development Plan or part of it to the relevant Agency for:
- (i) replacement by a new Development Plan or part of it or,
- (ii) Amendment.

(2) Notification of any revocation under subsection (1) of this section shall be published in the Official Gazette and indicated on all the copies of the Operative Development Plan deposited for inspection as required by Section 20 of this Law, as well as any other means of communication or publicity.

(3) With reference to subsection (1)(b) of this Section, a replacement or amendment of an Operative Development Plan or part of it shall be prepared, approved and deposited in accordance with the provisions of this Law.

(4) An Operative Development Plan referred for review and amendment shall be replaced by a new Operative Development Plan or read as one with any approved amendment, as the case may be.

22.—(1) All government agencies involved in processing applications for planning permit shall comply with the provisions of the Operative Development Plan.

Compliance with Operative Development Plan.

(2) All applications for planning permit shall comply with the provisions of the Operative Development Plan.

23. Without prejudice to Section 5 (1) of this Law, the review of an Operative Development Plan shall be undertaken every five (5) years.

Review of Operative Development Plan.

Part II

LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY

Establishment
of the
Planning
Permit
Authority.

24. There is established the Lagos State Physical Planning Permit Authority (referred to in this Law as the "Planning Permit Authority").

The General
Manager of
the Planning
Permit
Authority.

25.—(1) There shall be appointed by the Governor for the Planning Permit Authority a General Manager who shall:

(a) be a holder of a recognized qualification and professional registration in Town Planning; and

(b) who shall have not less than fifteen (15) years cognate post professional registration experience.

(2) The General Manager shall be the Chief Executive Officer of the Planning Permit Authority and shall be responsible for the—

(a) general administration; and

(b) execution of the functions conferred on the Planning Permit Authority under this Law.

Functions of
the Planning
Permit
Authority.

26. The Planning Permit Authority shall be responsible for—

(a) Processing and issuance of all planning permits in the State, subject to the provisions of this Law and Regulations made pursuant to this Law;

(b) Monitoring and ensuring compliance with the provisions of approved and Operative Development Plans, Approval Orders and Regulations made under this Law;

(c) Establishing District Planning Permit Offices for the discharge of its functions with the approval of the Governor on the recommendation of the Commissioner;

(d) Establishing Local Planning Permit Offices in cooperation with the Local Governments and Local Council Development Areas for the discharge of its functions at the Local Government level with the approval of the Governor on the recommendation of the Commissioner;

- (e) Preparation and periodic review of the following categories of Physical Development Plans:
 - (i) District Plans;
 - (ii) Development Guide Plans;
 - (iii) Town Plans; and
 - (iv) Local Plans.
- (f) Referring any plan prepared by it to the Ministry for the purpose of obtaining the approval of the Commissioner;
- (g) Keeping records of planning permit applications granted, rejected or withdrawn and publication of the lists in the State Official Gazette;
- (h) Evaluation of Physical Planning Technical Report in consultation with the Ministry;
- (i) Preparation and review of physical planning regulations in consultation with the Ministry;
- (j) Cooperating with the Building Control Agency to achieve zero tolerance of illegal developments;
- (k) Engaging in stakeholder consultations, enlightenment and publicity;
- (l) Operational control and supervision of its District Planning Permit Offices and Local Planning Permit Offices;
- (m) Exercise other powers as may be conferred on it by Regulations made pursuant to this Law.

27.—(1) The permit of the Planning Permit Authority shall be required for any physical development in the State.

Planning
Permit.

(2) A developer of any building above two floors shall insure his/her liability in respect of construction risks and submit a certified true copy (C.T.C.) of such Insurance Policy Certificate with his/her application for planning permit.

(3) A developer shall make provision for access, safety and toilet facilities for physically challenged persons in all public and commercial buildings.

28.—(1) A developer (whether private or government) shall apply for a planning permit in such manner, using such forms and providing such information and documents as may be prescribed by the Regulations made under this Law.

Application
for Planning
Permit.

(2) An application made under this Law shall comply with all requirements and standards of an Operative Development plan of which it is a part.

(3) A plan required to be made under this Law shall be prepared by the appropriate registered professional and shall be in accordance with the provisions of the Regulations made pursuant to this Law.

(4) An application for a Planning Permit to develop or partition a structure or subdivide or partition land shall be in conformity with the Planning Regulations made pursuant to this Law.

(5) Any Planning Permit granted shall satisfy the provisions of the State Land Policy and the Land Use Act.

(6) No development shall be commenced by any government or its agencies without obtaining a permit from the Planning Permit Authority.

Submission of
Technical
Report.

29. A developer shall at the time of submitting his application for planning permit submit a detailed Technical Report as prescribed by the Regulations made pursuant to this Law.

Grant or
Rejection of
Planning
Permit.

30. The Planning Permit Authority may approve or reject an application for Planning Permit.

Grounds for
Rejection of
an Application
for Planning
Permit.

31.—(1) An application for a planning permit may be rejected if—

- (a) the application is not in accordance with the Operative Development Plan;
- (b) in the opinion of the Planning Permit Authority, the proposed development is likely to cause nuisance or have major impact which cannot be adequately mitigated on the environment, facilities, or inhabitants of the community or in the public interest; or
- (c) the development is not in accordance with any other condition as may be specified by Regulations made under this Law.

Delay of
Planning
Permit.

32.—(1) The Planning Permit Authority may if circumstances so require delay the approval of an application for planning permit until the developer:

- (a) satisfies the following conditions:
 - (i) provision of infrastructure and service facilities;
 - (ii) provision of necessary commercial facility;
 - (iii) provision of necessary social, recreational and communal facilities; or

(iv) payment of a sum of money to the Planning Permit Authority in lieu of the provision of (i), or (ii) or (iii) of this subsection;

(b) enters into an agreement with an individual, corporate or unincorporated body in respect of any matter which the Planning Permit Authority deems to be necessary for the development;

(c) pays such fees or other charges as prescribed by the Planning Permit Authority; and,

(d) complies with any other condition stipulated by Regulations made under this Law.

(2) In reaching its decision under sub-section (1) of this Section, the Planning Permit Authority shall comply with,

(a) the policies and proposals of an Operative Development Plan applicable to a locality within its area of jurisdiction;

(b) a proposed plan or an approved plan under review; and

(c) any other consideration made particular and applicable to a locality by Regulation made under this Law.

(3) The Planning Permit Authority may delay the approval of an application for planning permit for a period of time not exceeding three (3) months from the date of submission of the Application.

(4) The decision of the Planning Permit Authority on an application for a planning permit shall be communicated to the applicant in writing not later than three (3) months from the date of submission of the application.

(5) Where the Planning Permit Authority decides not to approve an application it shall give reasons for its decision in writing.

(6) The decision of the Planning Permit Authority shall be evidence of information stated in it.

33. The Planning Permit Authority may consider representations made to it by a person, body or organization to be affected by an intended development.

Consideration
of Representa-
tion by
Developer

34. The Planning Permit Authority may under this Law grant a permit with or without conditions to an applicant in respect of the following:

Grant of
Planning
Permit.

(a) use and development of land;

- (b) change in the use of land, seabed or structure or part of structure;
- (c) alteration of an Approved Development Plan;
- (d) renovation of existing approved building structures;
- (e) Demolition of the existing structure by the owner/developer.

Approved
Planning
Permit.

35. Any approval granted under this Law by the Planning Permit Authority, shall be referred to as "Planning Permit".

Compliance
with Planning
Permit.

36. The holder for the time being of a planning permit shall comply with the contents of the permit.

Validity of
Planning
Permit.

37.—(1) Any Planning Permit granted in respect of any development on any land shall be deemed valid.

(2) A Planning Permit shall become invalid where development has not been commenced within two (2) years of the grant of such permit.

(3) Where a developer fails to commence development within two (2) years, the planning permit shall be subject to revalidation by the Planning Permit Authority on the payment of prescribed fees provided that the Operative Development Plan has not been amended, varied or altered as provided for in this Law.

(4) A Planning Permit shall not be deemed to confer ownership of the land on the applicant.

Enforcement
of Rights and
Duties
attached to a
Planning
Permit.

38. The Planning Permit Authority shall enforce all the rights and duties attached to a planning permit, against a developer provided that, where a developer transfers or assigns his interest, the Planning Permit Authority shall enforce all the rights and duties attached to a planning permit against a holder or occupier for the time being.

Register of
Applications
and Publica-
tion of
Planning
Permits.

39.—(1) The Planning Permit Authority shall keep a register or records of all applications for Planning Permit submitted to it.

(2) The list of Planning Permits issued shall be published in the State Official Gazette.

Provisions for
Planting of
Trees and
Greenery.

40.—(1) The Planning Permit Authority shall grant planning permit subject to the preservation of existing trees or greenery or planting of new trees or greenery on the site of development by the imposition of necessary conditions.

(2) Without prejudice to the provisions of any existing Law under the subject matter, the Planning Permit Authority shall make "Tree Preservation and Greenery Orders" for securing such amenities within its area of jurisdiction.

(3) If it appears to the Planning Permit Authority that the amenities or part of an area or an adjoining area is seriously injured by the condition of a garden, vacant site or open land, the Planning Permit Authority shall serve on the occupier or owner of such land a notice requiring such steps to be taken for abating an injury within such period of time as may be specified in the Notice.

(4) The Notice referred to in subsection (3) of this Section shall contain a period of Thirty (30) days within which such injury shall be abated, failure of which the garden, vacant site or open land may be acquired by the State Government subject to the provisions of the Land Use Act.

41. Any Planning Permit granted under this Law may be revoked in part or in whole on any of the following grounds:

Revocation
of Planning
Permit.

- (a) the proposed development and uses for which the Planning Permit was granted are no longer appropriate;
- (b) the site for which the Planning Permit was granted is required for overriding public purpose;
- (c) the Planning Permit was obtained fraudulently;
- (d) the developer or owner of the Planning Permit has developed in excess of the approval granted or, has not complied with the terms and conditions under which the permit was granted;
- (e) the permitted development or use has been modified, altered, varied, added to or renovated without permit; or
- (f) the permitted development has not complied with building control standards.

42.—(1) The State Government shall pay compensation for the revocation mentioned in Section 41 (a) and (b) to the extent of all Reasonable costs that may have been incurred by the owner or developer if:

Payment of
Compensa-
tion.

- (a) development has commenced;
- (b) the developer or owner is liable under an existing contract to a third party for damages for a breach of contract; or

(c) the developer has incurred any expense or has suffered a loss during the process of obtaining the Planning permit.

(2) Compensation shall not be paid for the revocation mentioned in Section 41(c), (d), (e) and (f).

Assessment
of Compensation.

43.—(1) The amount of compensation payable under this Law shall be such as to reimburse the developer or holder for the time being of a planning permit for the losses incurred on the development as a result of the revocation and shall not be in excess of the sum incurred by the developer.

(2) No compensation shall be payable under this Section if:

(a) the right of occupancy of the land on which a development was to take place has been cancelled or revoked on the grounds that the applicant did not comply with the requirements of the Land Use Act; or

(b) a claim for compensation is not made within ninety (90) days after a notice of revocation is served on the holder for the time being of a planning permit.

Period of
payment of
Compensation.

44. Compensation payable under this Law shall be paid not later than ninety (90) days after a claim for compensation has been made.

PART III

THE LAGOS STATE BUILDING CONTROL AGENCY

45. There is established the Lagos State Building Control Agency (referred to in this Law as the "Building Control Agency").
- Establishment of the Building Control Agency.
- 46.—(1) There shall be appointed by the Governor for the Building Control Agency a General Manager who shall be—
- The General Manager of the Building Control Agency.
- (a) a holder of a recognized qualification and professional registration in architecture, civil/structural engineering or building; and
- (b) who shall have not less than fifteen (15) years cognate post professional registration experience.
- (2) The General Manager shall be the Chief Executive Officer of the Building Control Agency and shall be responsible for the—
- (a) general administration; and
- (b) execution of the functions conferred on the Building Control Agency under this Law.
47. The Building Control Agency shall be responsible for the:
- Functions of Building Agency.
- (a) enforcement of building control regulations;
- (b) regulation and inspection of building works and, certification of various stages of building construction and keeping of such records;
- (c) removal of illegal and non-conforming buildings;
- (d) identification and removal of distressed buildings to prevent collapse;
- (e) issuance of Certificate of Completion and Fitness for Habitation;
- (f) provision of building services such as material evaluation and testing, fire and public health control;
- (g) establishing Local Building Control Offices in cooperation with the Local Governments and Local Council Development Areas for the discharge of its functions at the Local Government level with the approval of the Governor on the recommendation of the Commissioner;

- (h) administration of building construction control in all its ramifications;
- (i) conduct of research in building construction, maintenance and control;
- (j) cooperating with the Planning Permit Authority to achieve zero tolerance of illegal developments;
- (k) operational control and supervision of its Local Building Control Offices;
- (l) enforcing the provisions of this Law and any regulations made under this Law in respect of inspection of buildings, verification and certification of building insurance;
- (m) carrying out of public enlightenment on building control; and
- (n) exercising other powers as may be conferred on it by this Law and the Regulations made under this Law.

Building
Insurance.

48.—(1) A developer or owner of a construction involving a structure of more than two (2) floors shall at the time of submitting his application to commence building works to the Building Control Agency submit a General Contractors All Risk Insurance Policy Certificate.

(2) An owner or occupier of a building shall within thirty (30) days of service of demand notice, produce the Certificate of Insurance to the Building Control Agency for verification and shall produce same on an annual basis.

(3) An owner of a building or structure existing and in use before the commencement of this Law shall within three (3) months of its commencement submit the Certificate of Insurance to the Building Control Agency for verification.

PART IV

URBAN RENEWAL, IMPROVED AREAS, REHABILITATION AND UPGRADING

49. There is established the Lagos State Urban Renewal Agency (referred to in this Law as the "Renewal Agency").

Establishment of the Urban Renewal Agency.

50.—(1) There shall be appointed by the Governor for the Renewal Agency a General Manager who shall—

The General Manager of the Renewal Agency.

(a) be a holder of a recognized qualification and professional registration in town planning; and

(b) who shall have not less than fifteen (15) years cognate post professional registration experience.

(2) The General Manager shall be the Chief Executive Officer of the Renewal Agency and shall be responsible for the—

(a) general administration; and

(b) execution of the functions conferred on the Renewal Agency under this Law.

51. The Renewal Agency shall be responsible for—

Functions of the Renewal Agency.

(a) monitoring and identifying areas qualified for upgrading and advising the State Government on redevelopment or renewal programmes accordingly;

(b) preparing and implementing approved State urban upgrading and urban redevelopment projects;

(c) holding, administering, and maintaining government acquired properties within redevelopment or renewal project areas.

52. Where a Development Plan prepared by the Renewal Agency in accordance with Section 5 to Section 17 has been approved under Section 18 of this Law, the Renewal Agency may exercise the power set out in this part for the purpose of assisting in the implementation of that plan.

Exercise of Powers under this Part.

53.—(1) The Renewal Agency may after the Plan has been approved by an order published in the Gazette, designate and declare any part of the area for which such plan has been made to be an "Improvement Area" for the purpose of rehabilitating, renovating, and upgrading the physical environment, social facilities and infrastructure of the area.

Improvement Area.

(2) The rehabilitation, renovation and upgrading may be brought about through the combined efforts of the residents of the area concerned and the Renewal Agency.

(3) The Renewal Agency shall before declaring an area to be an improvement area, satisfy itself that the purpose set out in subsection (1) of this Section is reasonably likely to be achieved.

Consultation
and Co-
operation in
Improvement
Area.

54.—(1) The Renewal Agency shall before declaring any part of an area to be an improvement area:

(a) use its best endeavour to inform the residents of the proposed improvement area by such means as it deems fit of the:

(i) purposes and intents of the proposed improvement;

(ii) powers vested in the Renewal Agency; and

(iii) facilities which would be made available and benefits to be derived by the areas;

(b) hold meetings with the Local Government of the area or any other associations in the area to:

(i) ascertain the views of the residents on the proposed improvement area and the exercise of powers relating to it;

(ii) set up liaison or consultative committees between the Renewal Agency and representatives of the resident to monitor the progress of the rehabilitation, renovation or upgrading in the area;

(c) inform other relevant statutory authorities of the proposed improvement area and invite their views and comments on it;

(d) take into account the views and comments made under paragraphs (b) and (c) of subsection (1) of this Section and from other interested parties on the proposed improvement area.

(2) The Renewal Agency shall, after declaring an area to be an improvement area:

(a) hold regular meetings with the committees established under subsection 1 (b) (ii) of this Section;

(b) assist or join other persons in assisting a resident or group of residents within the area to draw up and implement plans for the improvement of the neighbourhood;

- (c) generally advise and assist the residents of the areas to take full advantage of the improvement concerned.

55.—(1) The Renewal Agency shall, in an improvement area, have power to:

Power to prepare an Improvement Plan.

- (a) prepare an improvement area plan showing what ways and over what period of time the area is to be improved and may, where necessary include a plan for the redistribution of rights of occupancy of parts of land within the area or part of it;
- (b) grant, guarantee or otherwise facilitate the granting of loans to a person or group of persons to;
 - (i) assist in the improvement, repair or renovation of houses within the area as may be directed by the Renewal Agency; or
 - (ii) provide, improve, repair or renovate social and communal facilities within the area;
- (c) subject to the provision of this Law, demolish or order the demolition of a building or part of it and, where appropriate, recover the cost of the demolition from the owner of the building or part of it;
- (d) improve, repair or renovate or order the improvement, repair or renovation of a building or part of it and where appropriate, recover the cost of the improvement or repair from the owner of the building or part of it; and
- (e) pay compensation within 90 days on such terms and conditions as may be prescribed, to a person who suffers a loss or damage through the exercise of its powers in the area.

(2) The Renewal Agency shall have power to enter into agreement with persons or body corporate for the purpose of implementing its improvement plans.

56.—(1) The power of the Renewal Agency to demolish or order the demolition of a building or part of it under this Law may not be exercised unless:

Restriction of the Power to Demolish.

- (a) the building falls so far below the standard of other buildings used for habitation in the areas that it is likely to become a danger to the health of occupiers of adjacent buildings;
- (b) the building is in such a state of disrepair that it is likely to become a danger to public safety and cannot be repaired at a reasonable cost;

- (c) two or more contiguous buildings are badly laid out and so congested that without the demolition of one or more of them that part of the improvement area cannot be improved; or
- (d) it is in connection with the provision of infrastructural facilities and other services for the area.

Demolition
Orders.

57.—(1) The Renewal Agency shall before ordering the repair, demolition or renovation of a building or part of it:

- (a) inspect the building or part thereof to ascertain its condition and situation;
- (b) where the proposed order is for a repair of a building or part of it prepare a schedule of necessary information which shall inform the owner or occupier of the building—
 - (i) of the proposed order and the reasons for it;
 - (ii) the date, time and place where the Renewal Agency shall consider any representation or objections to the proposed order; and
 - (iii) of such other matters as may be prescribed by Regulations;
- (c) affix a notice of the proposed order on a conspicuous part of the building to which the order relates;
- (d) appoint a committee of members of the Renewal Agency to hear, consider and report on any representation or objection which may be made orally and in writing by the owner or occupier or his duly authorised representative; and
- (e) where the proposed order is for the demolition of a building or part of it, prepare an estimate of the compensation payable to the owner or occupier of the building.

(2) Where the Renewal Agency, after consideration of the report of the committee appointed under paragraph (d) of subsection (1) of this Section confirms the proposed order with or without modifications or alterations, it shall serve a notice of the order and the reasons for it in such form as may be prescribed by regulations on—

- (a) the owner or occupier of the building; or
- (b) the person who made representations or objections to the proposed order.

(3) An aggrieved owner, occupier or interested party of a building which is the subject of a demolition order, may appeal against the order as provided under Part vii of this Law.

(4) An order made under this Section shall take effect where:

(a) there is no appeal against the order, at least 28 (twenty-eight) days after;

(i) its service on the owner or occupier of the building; or

(ii) the appeal has been finally determined or dismissed.

(5) The Renewal Agency shall not enter to repair, renovate or demolish a building or part thereof which is the subject of an order until:

(a) after the period stated in the notice of the proposed order has expired, or

(b) where there is an appeal against the repair, renovation or demolition, until the appeal has been finally determined or dismissed.

58.—(1) Where, under this Law, the Renewal Agency proposes to demolish a building or part thereof used for human habitation it shall make recommendations through the Commissioner to the Governor for the acquisition of the property.

Compensation for Demolition

(2) Compensation shall be payable to the owners or developers as provided for under the Land Use Act.

PART V

ENFORCEMENT

Enforcement
Notices.

59. Enforcement Notices shall include the following:

- (a) Contravention Notice;
- (b) Stop Work Order;
- (c) Quit Notice;
- (d) Seal-up Notice;
- (e) Regularization Notice; and
- (f) Demolition Notice

Service of
Enforcement
Notices by
Relevant
Agencies.

60.—(1) The relevant agency may serve enforcement notices on the owner of a private or public, residential, commercial, industrial, Institutional, recreational or any other land use wherever any development is commenced without planning permit and building control authorization or, where the building constitutes danger to the occupier or public or, where the building is affected by a renewal programme.

(2) An enforcement notice may be issued under subsection (1) of this Section, notwithstanding that the unauthorized development, renovation, alteration, repair or addition took place before the commencement of this Law.

(3) An enforcement notice served under subsection (2) may direct the developer or owner to obtain planning permit or building control authorization or alter the structure to be in conformity with building regulations within ninety (90) days of the Contravention Notice.

(4) An enforcement notice served under subsection (1) of this Section may direct the developer or owner to alter, discontinue or remove a development.

Conditions in
order to alter,
vary, etc.

61.—(1) Before serving an enforcement notice in accordance with the provisions of subsection (3) of Section 60 the relevant agency shall:

- (a) have regard to the existing conditions for granting a Planning permit;
- (b) have regard to the likely environmental degradation or impact of development carried out or being carried out; and

(c) consider the overriding public interest without prejudice to paragraph (b) of this subsection.

(2) The relevant agency may impose additional conditions as it may deem fit in each circumstance.

62. An enforcement notice served under Section 60 by the relevant agency shall:

Requirement of Enforcement Notices.

(a) be in writing and addressed to the developer or owner;

(b) state the reasons for the proposed action of the relevant agency;

(c) give time deadlines for response to the notice;

(d) consider any representation made by a developer or owner, or on behalf of a developer or owner.

63.—(1) The notice shall be addressed to the owner, occupier, builder, contractor or those responsible for the illegal structure, works or development and is deemed to have been duly and validly served by pasting or affixing such notice and marking on any part of the structure, premises or when handed to any representative of the developer found at the site.

Address and Services of Enforcement Notices.

(2) Where service of notice is effected by pasting or affixing on any part of a structure or premises, the person effecting service shall make photographic evidence of the pasting or fixing of the notice.

64. The relevant agency shall enforce an order of the Appeals Committee or of the High Court of Lagos State against a developer or holder for the time being of a planning permit who fails to comply with such an order.

Enforcement of Order.

65. A developer or holder for the time being of a planning permit shall be liable for the expenses reasonably incurred by the relevant agency or any of its officers or agents, as the case may be, in enforcing the provisions of this Law.

Liability for Expenses.

66.—(1) Where it appears to the relevant agency that:

Stop Work Order.

(a) an unauthorised development is being carried out; or

(b) a development does not comply with a planning permit issued by the relevant agency; or

(c) a development is defective or poses danger to the owner, contractor, occupier, or the public, or constitutes a nuisance to the occupier or public, the relevant agency shall issue a Stop Work Order on the

owner, occupier, or contractor or holder for the time being of a development pending the service of any other enforcement notice, and such owner, occupier, etc. shall immediately cease any further development or use of the development.

(2) where a development or use is a minor development or use, the relevant Agency shall have the power to order the developer to discontinue, alter, or remove the development or use.

Extension of
Stop Work
Order.

67. Where enforcement notice is served in respect of a development to which a stop work order is served, the Appeals Committee may on the application of the relevant agency extend the period of time for which a stop work order shall remain in force.

Effect of
Enforcement
Notices.

68. Every enforcement notice served as provided in this Law shall take immediate effect upon service on a developer, occupier, contractor or owner of the development for the time being.

Penalty.

69. Any person who fails to comply with the terms of an enforcement notice issued and served under this Law shall be guilty of an offence and liable on conviction to a fine as specified in this Law and Regulations made under this Law.

Power of
Relevant
Agency on
Contraven-
tion.

70.—(1) Where a developer contravenes the provisions of this Law or any Regulation made under it, the relevant agency shall have power to require the developer to—

- (a) submit an application for planning permit and building control authorization; or
- (b) carry out such alterations to the building as may be necessary to ensure compliance; or
- (c) pull down the building; or
- (d) reinstate a piece of land to its prior state.

(2) Where a developer fails to comply with the provisions of subsection (1) of this Section, the relevant agency shall carry out demolition of the structure without further notice, and recover cost of demolition from the owner or developer.

(3) Where the owner or developer refuses to pay the cost of demolition within 3 (months) of service of a demand notice, such property shall be forfeited to the Lagos State Government.

71.—(1) The Building Control Agency shall have powers to serve on a developer or holder for the time being of a planning permit, a demolition notice if a structure erected by the developer or holder of the permit is found to be defective as to pose danger or constitute a nuisance to the occupier or public.

Defective Structures.

(2) Notice served in sub-section (1) of this Section shall contain a date not later than 21 (twenty-one) days on which the Building Control Agency shall take steps to commence demolition of the defective structure.

72.—(1) After the expiration of the time specified in the notice served under sub-section (2) of Section 71 of this Law, the Building Control Agency shall demolish the defective structure and recover cost of demolition from the owner or developer.

Power of building Control Agency to Demolish Defective Buildings.

(2) Where the owner or developer refuses to pay the cost of demolition within 3 (three) months of service of a demand notice, such property shall be forfeited to the State Government.

73. The relevant agency shall have power over any abandoned building in the State in the following ways:

Power of Relevant Agencies over Abandoned Buildings.

(a) seal up the property to prevent its conversion by unauthorised persons;

(b) unseal the property upon satisfaction that it is structurally stable; or

(c) unseal the property where the owner or developer submits a written application supported by an affidavit that he is ready to continue further development or reoccupy the building within fourteen (14) days of the unsealing; or

(d) make the owner of the structure pay penal fees to be determined from time to time before such structure is unsealed.

74. In the event of the collapse of any property or structure due to negligence on the part of the owner, or the developer, such property shall be forfeited to the State Government after due investigation and or publication in the State Official Gazette.

Forfeiture of Property on Collapse of Building or Structure.

75.—(1) Any person who contravenes the provisions of this Law and Regulations made pursuant to this Law is guilty of an offence and shall be liable on conviction to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (₦250,000.00) or One (1) month of Community Service or both.

Offences and Penalties.

(2) Any person who breaks any seal or, removes any marking placed upon any property by or with the orders of the relevant agency commits an

Power to Acquire Land.

offence and shall on conviction be liable to a fine not exceeding the sum of Five Hundred Thousand Naira (₦500,000.00) or two (2) months Community Service or both.

(3) Any person who fails to insure his building as required under this Law commits an offence and shall on conviction be liable to a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (₦250,000.00) or one (1) month Community Service or both.

(4) Subject to any restrictions or conditions prescribed by the Constitution or any other law, a Magistrates' Court shall have jurisdiction and powers in respect of trial of offences contained in this Law or Regulations made pursuant to this Law.

(5) Where any cost is incurred by the relevant agency in the course of demolition or removal or enforcement of compliance, such cost shall be assessed and communicated in writing to the owner, builder, developer, occupier or any other person responsible for the illegal structure demanding for reimbursement of the cost.

(6) Any person who fails to pay the assessed cost of demolition shall be guilty of an offence and be liable to a fine not exceeding the sum of One Hundred Thousand Naira (₦100,000.00) or one (1) month Community Service in addition to the payment of the assessed cost referred to in subsection (5) of this Section.

(7) Where an offence under this Law is committed by a body corporate, the fine on conviction shall be twice the fine imposed for the commission of such offence or payment of a fine not exceeding the sum of Two Hundred and Fifty Thousand Naira (₦250,000.00) where there is no option of fine.

(8) Where the act constituting an offence under this section continues after the service of the relevant notices, the offender upon conviction in addition to the penalty for the offence shall be liable to additional fine not exceeding One Thousand Naira (₦1000.00) for every day the offence continues.

(9) For the purpose of this Section, "any person" shall include an owner, his servants, agents or privies, a developer, an independent contractor, architect, engineer or builder and each of these persons who knowingly participated in contravening the provisions of this Law or any Regulation made under this Law.

PART VI

ACQUISITION OF LAND AND COMPENSATION

76.—(1) Where it appears to the Commissioner that it is necessary to obtain any land in connection with planned urban or rural development in accordance with the policies and proposals of any Operative Development Plan, any right of occupancy subsisting on that land may be revoked on recommendation to the relevant agency.

(2) Any right of occupancy referred to in subsection (1) of this Section shall be revoked only in accordance with the relevant provisions of the Land Use Act.

77.—(1) All matters connected with the payment of compensation for the revocation of a right of occupancy under this Part shall be governed in accordance with the relevant provisions of the Land Use Act.

Payment of
Compensa-
tion.

(2) Any compensation payable as a result of the revocation of a right of occupancy under this part shall be paid within twenty-eight (28) days.

(3) Where in the opinion of the relevant Agency, a person has committed a gross contravention of an existing scheme, the land together with the building on it may be forfeited for the breach of the scheme under this Law without payment of any compensation.

78. Notwithstanding any provision of this Law, the relevant agency may when it deems it necessary:

Facilitation
and
Execution of
Operative
Development
Plan.

(a) facilitate the execution of the Operative Development Plan;

(b) make payment or reasonable compensation to any person who had developed or who is carrying on lawful development who sustains a damage or suffers any loss while if his land is affected by—

(i) injurious affection; or

(ii) disturbance; or

(iii) displacement in order to give effect to any provisions of this Law or Regulations made under the Law.

PART VII

APPEALS AND OTHER MATTERS

Establishment
of Appeals
Committee.

79.—(1) There is established a body to be known as the Physical Planning and Building Control Agency Appeals Committee (referred to in this Law as “the Appeals Committee”).

Composition
of the Appeals
Committee.

80.—(1) The Chairman and members of the Appeals Committee shall be appointed by the Governor on the recommendation of the relevant professional bodies.

The Appeals Committee shall comprise of;

(2) The Chairman who shall be a registered professional in the built environment with at least fifteen (15) years cognate post registration experience.

(3) The following members who shall be registered members of the relevant professional bodies with not less than ten (10) years cognate post registration experience:

- (a) a town planner;
- (b) an architect;
- (c) a legal practitioner;
- (d) an engineer;
- (e) a land surveyor;
- (f) a builder;
- (g) an estate surveyor and valuer;
- (h) a quantity surveyor;
- (i) a representative of the Ministry of Physical Planning and Urban Development;
- (j) two (2) members of the public of suitable standing and not members in the built environment profession; and
- (k) a secretary who shall be a registered Town Planner in the Civil Service of the State and not less than Grade Level 14.

81. The functions of the Appeals Committee shall include—

Functions of the Appeals Committee.

- (a) investigation of petitions sent to it on Physical Planning, Regeneration or Building Control matters;
- (b) consideration of appeals from members of the public on the decisions of the relevant agency;
- (c) investigation of complaints concerning officials on matters relating to the grants of Planning Permit;
- (d) recommendation of appropriate remedial action;
- (e) submission of an annual report to the Commissioner; and
- (f) advise on matters referred to it by the Commissioner or relevant agency or other Departments and agencies of government and the general public.

82. The Appeals Committee shall have powers to:

Powers of the Appeals Committee.

- (a) investigate and decide on:
 - (i) all public complaints concerning decisions on development permit application, Development Plans, Layouts or Schemes, Change of Use, Approval-in-Principle, Demolition, Conduct of Planning or Building Control officials, and service of Notices; and
 - (ii) disputes arising from compensation or other matters affecting physical planning and development and building control in the State.
- (b) invite any member of the public including officials for interview in the course of carrying out its investigation for the purpose of obtaining information or advice;
- (c) call for documents, plans, schemes, files, in the course of its investigation;
- (d) consult the Physical Planning Law and Regulations of the State in its proceedings;
- (e) recommend the approval or withdrawal or reinstatement of any planning permit granted;

- (f) recommend the suspension of further physical development activities in relation to a building, site or premises the subject of investigation; and
- (g) enter any building, site or premises the subject of investigation.

Recommendations of the Appeals Committee.

83. The Appeals Committee shall make recommendations for the consideration of the Governor through the Commissioner.

Proceedings of the Appeals Committee.

84.—(1) The Appeals Committee shall regulate its own proceedings, operations and meetings.

(2) Quorum shall be by a simple majority of the members of the Appeals Committee.

Sittings of the Appeals Committee.

85.—(1) The Chairman of the Appeals Committee shall cause a sitting of the Appeals Committee once a month or as may be deemed necessary to hear appeals.

(2) The aggrieved owner, occupier, developer or interested party may attend sittings of the Committee and shall be heard if he so desires or through his authorised representatives.

Remuneration and Allowances.

86. The Chairman and members of the Appeals Committee shall be paid such remuneration and allowances as may be approved by the Governor from time to time.

Tenure of Office of the Appeals Committee.

87.—(1) The Chairman and members of the Appeals Committee shall hold office for 3 (three years) and shall be eligible for re-appointment for another term of three years by the Governor on the recommendation of the Commissioner.

(2) The office of the Chairman or a member shall become vacant if:

- (a) the Chairman or a member has completed his tenure of office;
- (b) he resigns his appointment in writing under his hand to the Governor through the Commissioner;
- (c) without good cause he absents himself from sittings for the hearing of an appeal referred to the Committee on three consecutive occasions;
- (d) he is adjudged bankrupt by a court of competent jurisdiction;
- (e) he is so incapacitated either by reason of illness or otherwise as to make him incapable of attending meetings of the Committee;

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 - (ii) disputes arising from compensation or other matters affecting physical planning and development and building control in the State.
- (b) invite any member of the public including officials for interview in the course of carrying out its investigation for the purpose of obtaining information or advice;
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(2) The office of the Chairman or a member shall become vacant if:

(a) the Chairman or a member has completed his tenure of office;

(b) he resigns his appointment in writing under his hand to the Governor through the Commissioner;

(c) without good cause he absents himself from sittings for the hearing of an appeal referred to the Committee on three consecutive occasions;

(d) he is adjudged bankrupt by a court of competent jurisdiction;

(e) he is so incapacitated either by reason of illness or otherwise as to make him incapable of attending meetings of the Committee;

- (f) he is adjudged to be of unsound mind;
- (g) his appointment is terminated by the Governor in the interest of the public;
- (h) he is found guilty of professional misconduct by the relevant professional registration council in Nigeria ; and
- (i) he is convicted of corruption by a court of law.

(3) The office of the Chairman or member shall also be vacant by reason of good cause.

(4) For the purpose of subsection (3) of this Section "good cause" means—

- (a) failure to disclose a professional involvement in the case before the Appeals Committee at its earlier or prior stage; and
- (b) having direct or indirect proprietary or pecuniary interest in the case before the Appeals Committee.

88. The Office of the Secretary shall serve as the Secretariat for the Appeals Committee.

The Secretariat.

89.—(1) An aggrieved person or any interested party may appeal against the decision of the Appeals Committee and such appeal must be made within twenty-eight (28) days after notification of the final decision of the Committee has been communicated.

Appeal against Decisions of the Committee.

(2) An appeal against the decision of the Appeals Committee shall lie as of right to the High Court of the State, and the appeal must be made within twenty-eight (28) days after written notification of the final decision of the Committee.

90. There is established a body to be known as the Technical Advisory Committee on Physical Planning and Building Control (referred to in this Law as "the Advisory Committee").

Establishment of the Technical Advisory Committee.

91. The Advisory Committee shall comprise of:

Composition of the Advisory Committee.

(1) The Chairman and members of the Advisory Committee shall be appointed by the Governor on the recommendation of relevant professional bodies.

(2) The Chairman shall be a registered professional in the built environment with at least fifteen (15) years cognate post registration experience.

(3) The following members shall be registered members of relevant professional bodies with not less than 10 years cognate post registration experience:

- (a) a town planner;
- (b) an architect;
- (c) a legal practitioner;
- (d) an engineer;
- (e) a land surveyor;
- (f) a builder;
- (g) an estate surveyor and valuer;
- (h) a quantity surveyor;
- (i) two (2) members of the public of suitable standing and not members in the built environment profession.
- (j) a representative of the Ministry of Physical Planning and Urban Development of not less than a director grade level and;
- (k) a secretary who shall be a registered member in the built environment profession and a serving officer in the Civil Service of Lagos State and not less than Grade Level 14.

Functions of
the Advisory
Committee.

92.—(1) The Advisory Committee may make recommendations and give advice for the proper carrying out of the provisions of this Law with respect to all or any of the following matters:

- (a) Implementing Operative Development Plans in the State;
- (b) The fees payable in respect of any application for planning permit and building control authorization and other incidental matters;
- (c) Granting exemption from any fees;
- (d) Fees payable for services rendered by the relevant agencies directing the time and place of payment of such fees;

- (e) Forms of all notices required to be given or sent under this Law and the issuance and service of same;
- (f) The control, whether by prohibition or otherwise of a Development Plan;
- (g) The regulation of the operation of Physical Planning and Building Control activities;
- (h) Submission of an annual report to the Commissioner;
- (i) advise on matters referred to it by the Governor through the Commissioner or relevant agency or other departments and agencies of government and the general public; and
- (j) Any other matter incidental to Physical Planning and Building Control activities in the State.

93.—(1) The Advisory Committee shall regulate its own proceedings, operations and meetings.

Proceedings of the Advisory Committee.

(2) Quorum shall be by a simple majority of the members of the Advisory Committee.

94.—(1) The Chairman of the Advisory Committee shall call a sitting of the Committee once a month or as may be deemed necessary to consider issues relating to its functions.

Sittings of the Advisory Committee.

(2) The aggrieved owner, occupier, developer or interested party may attend sittings of the Advisory Committee and shall be heard if he so desires or through his authorized representatives;

(3) The Advisory Committee may invite interested persons with or without request by such persons to attend its sittings for the purpose of obtaining information or advice.

95. The Chairman and members of the Advisory Committee shall be paid such remuneration and allowances as may be approved by the Governor from time to time.

Remuneration and Allowances.

96. The Chairman and members of the Advisory Committee shall hold office for three (3) years and shall be eligible for re-appointment for another term of three years by the Governor on the recommendation of the Commissioner.

Tenure of Office of the Advisory Committee.

97.—(1) The office of the Chairman or a member shall become vacant if:

Cessation of Office.

- (a) the Chairman or a member has completed his tenure of office;

- (b) he resigns his appointment in writing under his hand to the Governor through the Commissioner;
- (c) without good cause he absents himself from sittings of the Committee on three consecutive occasions;
- (d) he is adjudged bankrupt by a Court of competent jurisdiction;
- (e) he is so incapacitated either by reason of illness or otherwise as to make him incapable of attending meetings of the Committee;
- (f) he is adjudged to be of unsound mind;
- (g) his appointment is terminated by the Governor in the interest of the public;
- (h) he is found guilty of professional misconduct by the relevant professional registration council in Nigeria; and
- (i) he is convicted of corruption by a Court of law.

(2) The office of the Chairman or member shall also be vacant by reason of good cause.

The Secretariat

98. The Office of the Secretary shall serve as the Secretariat for the Advisory Committee.

Power to make Regulations

99.—(1) The Commissioner on the recommendation of the relevant Agency may make regulations for the purposes of carrying into effect the provisions of this Law including implementing development planning relating to the following:

- (a) the format, scales, standard, notations and matters to be included and covered in all types of physical development plans;
- (b) the format, documents, survey plans, development plans and matters to be dealt with in all applications for planning permit;
- (c) the form and content of the comprehensive records that must be kept of all applications for planning permit; and
- (d) prescribing in particular the fees payable in respect of any application for Planning Permit and other matters incidental to it.

(2) The Commissioner shall have power to make regulations determining the forms and contents of physical development plans in the State and the said power shall come within the following:

- (a) outline development plans as specified in the First Schedule to this Law;
- (b) the preparations of Development Plans by the Planning Permit Authority and publicity of such plans;
- (c) the mode of objection to Physical Development Plan or Scheme;
- (d) the preparation of schemes by relevant agencies of the State and the execution of such schemes;
- (e) applications for grant of physical planning permit and building control authorisation; and
- (f) to set standards of building work for construction of buildings and structures with documents containing practical and technical guidance on compliance.

(3) The Commissioner shall have power to make Regulations on the recommendations of the Building Control Agency for the regulation of building control standards and any matter incidental to it.

(4) The Commissioner shall have power to make regulations for the location, position dimensions, appearance, display, and manner in which urban furniture shall be affixed to land.

100.—(1) Subject to the provisions of this Law, any planning permit granted in respect of any physical development in any part of the State before the commencement of this Law, is deemed valid.

Savings.

(2) The Lagos State Regional Plan 1980-2000, Metropolitan and Master Plan 1985-2000 as amended from time to time shall remain valid subject to any enactment of the Lagos State House of Assembly.

(3) The Guidelines for approval of Layout published under L.S.L.N. No. 6 of 1983 shall remain valid subject to any enactment of the Lagos State House of Assembly.

(4) The Town and Country Planning (Governing Conditions for Development of Estates by Private Developers) Regulations 1999 L.S.L.N. No. 15 shall remain valid subject to any enactment of the Lagos State House of Assembly.

101.—(1) The Lagos State Urban Renewal Board Law No 7 of 1991 Cap. L53 Laws of Lagos State 2003 is repealed.

Repeals.

(2) The Lagos State Urban and Regional Planning and Development Law, No. 9 of 2005 is repealed.

(3) The Lagos State Urban and Regional Planning Board Law No. 2 of 1998 Laws of Lagos State is repealed.

(4) The Lagos State Planning Commission Law L38 L.L.S. 2003 is repealed.

Interpretation.

102. In this Law, unless the context otherwise requires:

“Abandoned Building” includes an existing previously occupied but vacated building and, left in that condition for a period of up to five years, or a building which is under construction but on which work has ceased for up to five years;

“Commissioner” means the Commissioner who for the time being is charged with the responsibility for Physical Planning, Building Control and Urban development;

“Constitution” means the Constitution of the Federal Republic of Nigeria 1999;

“Developer” means a builder, contributor, creator, pioneer;

“Development” means:

(i) the carrying out of any building, mining, or other operation in, on, over, or under any land, or

(ii) the making of any material change in use of any land building or structure, or

(iii) conversion of land, building or structure from its established or approved use, or

(iv) placement or display of urban furniture on the land, on building or structure, or

(v) making of any environmentally significant change in use of any land and,

(vi) demolition of building including felling of trees;

“Development Plans” means details, drawings and specifications for a development rendered at appropriate scales, dimensions and sizes as prescribed by the Regulations made pursuant to this Law;

“Gazette” means Lagos State Government Official Gazette;

“**Good cause**” means failure to disclose a professional involvement in any matter before the Advisory Committee; having direct or indirect proprietary or pecuniary interest in any matter before the Advisory Committee;

“**Governor**” means Governor of Lagos State;

“**Land**” includes land covered with water and everything attached to the earth or permanently fastened to anything which is attached to the earth and also chattels real, and tenures of every description and any interest therein, and undivided shares of land;

“**Ministry**” means Lagos State Ministry of Physical Planning and Urban Development;

“**Operative Development Plan**” means any plan that has formally been endorsed for implementation;

“**Planning Permit**” means an approval or assent given for the time being to a development and includes, layout or subdivision plan, Building Control authorizations given at construction and post construction stages;

“**Person**” means an applicant for or holder of development permit under this Law and includes for the avoidance of doubt, an owner, his servant or agent, consultants, an independent contractor or a builder or a corporate or an unincorporated body registered under the relevant Acts;

“**Relevant Agency**” means the Lagos State Physical Planning Permit Authority, the Lagos State Building Control Agency, the Lagos State Urban Renewal Agency and any other bodies that may be created under this Law;

“**Rehabilitation**” means a planning process whereby individual structures are improved to meet established building standards and criteria. It can also be called Renovation Scheme;

“**Redevelopment**” means a planning process where an existing old and decayed settlement or neighbourhood which has been declared a blighted area is completely pulled down and redeveloped from scratch and thereby creates a new and modern development in replacement of the old one;

“**Renovation**” means to rebuild, reclaim, recondition, reconstruct, rehabilitate, reinstate, rejuvenate, restitute, restore, a building (excluding painting);

“**State**” means the Lagos State Government;

“Special Building Project” includes refineries, petrochemical plants or complex, storage/holding tank farms, container/bonded terminals and other developments that may be classified by the relevant agencies as special building projects;

“Urban Furniture” includes all those physical structures placed on the landscape and affixed to the land distinct from actual building and, includes bus stop shelter, telecommunication antennae, mast and tower, cables and pipes, street neon signs, advertisement billboards, light statue, artifact placement, fountains and, direction finders;

“Urban Renewal” means a planning process geared towards a physical improvement of existing urban settlement to eliminate blight by any of the following methods; Redevelopment, upgrading or Regeneration or, Rehabilitation, preservation and Conservation;

“Up-Grading or “Regeneration” means a planning process whereby an existing but decaying urban area is improved in parts to meet established physical planning; and

“Waste Land” includes land which for the time being is unworkable and includes burrow pit, land degraded by erosion, abandoned waste dumps and land liable to flooding.

Citation and
Commence-
ment.

103. This Law may be cited as the Lagos State Urban and Regional Planning and Development Law and shall come into force on the 5th day of July 2010.

FIRST SCHEDULE

PART I

COMPREHENSIVE (MASTER) DEVELOPMENT PLANS, FUNCTIONS

1. The main function of Comprehensive Development Plan is to present the Lagos State Government's broad intentions for the use and development of all areas within its jurisdiction in such a manner as to provide a statutory framework minimum standards and guidance for—

- (1) the preparation of State, Metropolitan District, and other more detailed plans;
- (2) the administration of the development plans and development control system.

PART II

MATTERS TO BE DEALT WITH AND SCALE OF MAPS

2. SCALE

Scale of Maps for comprehensive development plans (Regional, State, Metropolitan Areas, shall be prepared to vary from 1: 20,000 to 1: 100,000.

The Planning Permit Authority may approve deviation for specific reasons:

Scale of Maps for Development Plans for small and medium towns shall vary from 1: 5,000 to 1: 10,000

3. SOCIO-ECONOMIC OPPORTUNITIES

Provision of social and economic opportunities appropriate to the employment, housing welfare and needs of the future populations.

4. NATURAL RESOURCES AND ENVIRONMENT

The identification, preservation and development of natural resources including water, soil, air and other natural systems, farmlands, forests, fisheries, mineral (including sand, metal, gravel and brick clays) and areas of value for the enjoyment of nature and the landscape.

5. POPULATION

The general location of present and future developments and population distribution including:

- (1) The pattern and general form of urban and rural population distribution;

(2) General identification of existing urban pattern, areas for future urban growth and expansion and areas for comprehensive development programmes for land assembly, development and disposal;

(3) General land use pattern by broad areas of existing and planned future (twenty years ahead)—

(a) residential areas and their design population;

(b) industrial and commercial areas and their work force capacities;

(4) General identification of rural land and resources to provide all the fresh water and most of the fresh food requirements for the future population and adequate green belts to contain the metropolis and state as an entity;

(5) General identification of areas to be excluded from future urban development, including land of high productive capability, land subject to hazards such as flooding and earth subsidence, land with high activities of recreational value and land to separate and to enhance the environments and individuality of urban complexes and local Government Areas.

6. TRANSPORTATION

Assessment of the present transportation system for projection of future demands and proposals to meet them with specific reference to the location and capacities of:

(a) Major Highways;

(b) Mass Transit Railways or mono rails;

(c) Waterways; and

(d) Air traffic corridors.

7. RECREATION

The present provisions and future needs for active and passive recreational facilities including standards for their provisions in district plans and development plans.

8. EDUCATION

Assessment of the standards and provisions of existing facilities and estimates of future needs and standards for the provision of:

(1) Primary Schools;

- (2) Secondary Schools;
- (3) Polytechnics; and
- (4) Universities.

9. HEALTH

Assessment of existing facilities and future requirements and standards for:

- (1) Health or Medical Centres including Dental Services;
- (2) Clinics including Maternity Services;
- (3) Specialist Hospitals (private and public); and
- (4) General Hospitals.

10. COMMUNIAL FACILITIES/AMENITIES

Assessment of existing facilities and future requirements and standard of provision for—

- (1) Civil, entertainment and commercial facilities;
- (2) Police, fire and ambulance services;
- (3) Refuse disposal sales and systems; and
- (4) Cemeteries or Crematoria.

11. CULTURAL FACILITIES AND AMENITIES

Assessment of existing facilities and future requirements and standard of provision for:

- (1) Cultural facilities including libraries, auditoriums, museums, art galleries, theatres, cinemas, and public halls;
- (2) Resort areas, camps and sporting facilities including sports stadia and race courses;
- (3) Zoological and botanical gardens; and
- (4) Shrines, mosques, and churches.

12. REGULATIONS AND STANDARDS

Comprehensive Development Plans shall include regulations and standards which define the scope and limits within which District Plans and other Development Plans are to be framed and drafted. These shall include the following:

(1) Definition of the main planning zones and the main types of developments and uses that are permissible and departure developments and uses within them plus certain, but not all restrictions and conditions that may be imposed by the Planning Permit Authority on departure planning permissions;

(2) Planning Regulations defining –

(a) Requirements for the provision of formed streets, provision of site and service;

(b) Formation, minimum requirements for dwelling units of various types including sizes, service cores, room sizes, ceiling height and day lighting or ventilations; and

(c) Building site requirements and limitations, minimum building lines, airspaces, and maximum coverages, height and plot ratios, for the main types of residential, commercial, industrial and institutional developments in defined use zones.

(3) The Building Regulations defining –

(a) Guidance documents that contain practical ways and explanations of how to comply with the functional requirements of the Building Control;

(b) Requirements for Structural Stability of buildings;

(c) Requirements for Fire Safety in the construction of buildings;

(d) Requirements for Site Preparation and resistance to contaminants and Moisture;

(e) Requirements for protection against sound from other parts of the building and adjoining buildings;

(f) Requirements of adequate ventilation in buildings;

(g) Requirements for Sanitary conveniences and washing facilities in buildings;

- (h) Requirements for Toxic Substances and Cavity Insulation within buildings;
 - (i) Requirements for Drainage and Waste Disposal;
 - (j) Requirements for Cool and Hot Air Appliances in a building;
 - (k) Requirements for Stairs, Ladders, Ramps and Guards in a building;
 - (l) Requirements for Conservation of Fuel and Power;
 - (m) Requirements for Access and Use of buildings;
 - (n) Requirements for Glazing – Safety in relation to impact, opening and cleaning in buildings; and
 - (o) Requirements for Electrical Safety in buildings.
- (4) Defined requirements for the sub-division of land and the partitioning of buildings including—
- (a) Minimum and Maximum building site requirements for the type of buildings to be construct on them;
 - (b) Offences and penalties for illegal developments; and
 - (c) The new requirements for Change of use of Land and Building.

13. PROGRAMMING

In presenting policies and strategies, the Development Plan may indicate the scale, sequence, timing and relative priority of developments.

14. IMPLEMENTATION

The Development Plan shall include such of the following as may be appropriate—

- (1) Levels of service and operating policies for public utilities, services and facilities;
- (2) Amount, type and source of financial and other resources necessary; and
- (3) Identification of the bodies or Agencies requirement for implementation.

SECOND SCHEDULE**DISTRICT PLANS****PART I****FUNCTIONS**

1. The primary functions of District Plan is to interpret the policies and requirements of Comprehensive Development Plan and present a clearer indication of the future disposition of major uses, development patterns and population distribution in the areas of their jurisdiction. They should present an indication of the phasing and timing of development, provision of services and population growth.
2. They provide a clear framework and guide for the formation of more detailed planning proposals and the preparation of all types of development plans for application to the Planning Permit Authority for development permit to use and develop.
3. Within the areas of their jurisdiction and when they become operative, they provide the criteria for the consideration of all applications for Planning permit and their approval, conditional approval or disapproval by the Planning Permit Authority.

PART II**REQUIREMENTS**

4. District plans shall conform with all the requirement and minimum standards of Comprehensive Development Plans in so far as they pertain to the area.
5. Draft District Plans shall be prepared by the Planning Permit Authority and shall be displayed for public scrutiny, comments and objections, hearing and deciding on objections after which it shall be submitted to the Commissioner for Physical Planning and Urban Development for approval.

PART III

MATTERS TO BE DEALT WITH IN DISTRICT PLANS

6. District plans shall cover all relevant matters referred to in Comprehensive Development Plan, which are operative and applicable in their areas, in more specific and detailed terms, if appropriate. Scales of maps to be used are to vary from 1 : 5,000 to 1 : 10,000 and the Development Permit Authority may approve deviation for specific reasons.
7. District plans shall comprise written statements and such plans, diagrams, schedules and tablets as may be required to clearly portray their intentions.
8. They shall provide a statement of existing conditions, constraints, and potentials in its area, based on sound and updated survey data.
9. They shall provide assessments of existing and future design, residential populations and employment opportunities within defined neighbourhoods and zones.
10. They shall, where appropriate provide plans at suitable scales indicating the appropriate provisions and disposition of:
 - (a) Main roads, footways, cycle-ways, railways, mono rail, ferry routes and other means of transportation;
 - (b) Drainage and utility reserves, area where urban development is restricted or prohibited, green belts, wooded and amenity areas to be preserved;
 - (c) Residents zones (A, B, C & D as appropriate) and the type, form and intensity for development permitted in them, their residential densities and design populations;
 - (d) Mixed Use, Commercial, Residential Zones and type, form and intensity of development permitted in them and their design populations;
 - (e) Commercial Zones and type, form and intensity of development permitted in them and their design population;
 - (f) Industrial Zones (A, B, C, & D as appropriate) and the types, forms and intensities of uses permitted in them;
 - (g) District, Government, Institutional and Community Use Zone and the type of uses permitted in them, where specific use have been determined for sites, these should be annotated;

- (h) District Open Space Zones and the recreational facilities provided in them;
 - (i) Specified Use Zones which should indicate those major uses which are likely to provide public comment or objections or which have extraordinary, restrictions such as cemeteries, abattoirs, refuse tips and reclamations, petrol filling and gas stations; and
 - (j) Schedules of design populations and residential densities for all zones with residential elements and the design population for total areas.
11. They shall provide schedules, regulations and standards to:
- (a) The provision to be made at local level within any or all of the above mentioned zones for—
 - (i) Local Community facilities (including educational),
 - (ii) Local open spaces and recreational area,
 - (iii) Local pedestrian and vehicles access, and
 - (iv) Any other local facilities as may be appropriate;
 - (b) Land sub-division and building partitioning regulations;
 - (c) Planning, building regulations for all zones including site coverage, building heights, building lines and plots ratios;
 - (d) Regulations relating to excavation and contouring of the ground, the provision of landscaping, fences, wall or barriers;
 - (e) Regulation controlling advertising displays and urban furniture;
 - (f) Regulations relating to the location, design and appearance of roads, streets, pedestrian ways, railways, mono rails, cycle-ways and waterways;
 - (g) Regulations controlling effluents; and
 - (h) Such other regulations as may be necessary or appropriate in the District.
12. They shall indicate the assessed scale, sequence, and timing of development and population growth and the priorities for the provision of excess and community facilities.

THIRD SCHEDULE

LOCAL AND TOWN PLANS

1. FUNCTIONS

Functions of local or town Plans shall include the following:

(1) To complement parts or all of District Plans and to indicate in great detail and on plans at larger scales the disposition of all uses and facilities that are required for comprehensive and complete development for a specified area and design population; and

(2) To provide guidance for the administration of the proposed development permit and building control system.

2. REQUIREMENTS

Requirement for local town Plans:

(1) The local and town Plans must conform with all the requirements and minimum standards of Operative State and Metropolitan Master Plan in so far as they pertain to the area;

(2) The local and town Plans must comply with all the requirements and standards of Operative District Plans for the area, where they exist; and

(3) All development Plans prepared by the relevant Agency or any other Agency, Corporate body or individual must be processed for statutory approval after adoption at the District level.

3. SCOPE

Matters to be shown on Local and Town Plans or included in their Schedules shall be:

(1) roads, footways cycle-ways and other means of transportation;

(2) drainage and utility reserves, areas not to be used for development, green belts and amenity areas;

(3) zones for various classes of uses;

(4) possible patterns of land sub-divisions;

(5) specific sites for State Government's institutional and Community facilities;

- (6) specific area for open space and recreational uses;
- (7) sites for other specified uses;
- (8) the design populations and net site and gross residential densities;
- (9) the number of dwelling units and their total gross floor area, residential plot ratios, site coverage etc. relating to residential buildings sites should also be shown;
- (10) sites formation requirements, level and key distinctions of building platforms and formed sites, roads, and drains, extent of cutting, better slopes, and other necessary engineering information; and
- (11) such other matters as may be necessary to indicate the type and form of actual development of the area.

4. NOTES

- (1) These plans indicate optional layouts of their areas providing all the required facilities. Private developers or other interested parties could produce equally suitable layouts in their draft Comprehensive Development Plans which may be more attractive to their sponsors for financial or other reasons and this shall be processed for statutory approval.
- (2) Should each alternative options arise, they should not be dismissed but considered on merits and accepted if they would expedite development and meet a demand.
- (3) The machineries for reviewing and amending adopted Outline Local and Town Plans shall not be onerous.

2. LOCATION PLAN

All Development Plan shall be accompanied by location plan on a convenient scale indicating its whereabouts in relation to other developments and existing and proposed main roads, drainage channels, town boundaries and the like co-ordinates of the boundaries of the site and its total area must be given.

FOURTH SCHEDULE

TYPES OF PLANS

1. BUILDING DEVELOPMENT PLANS

(i) Building Development Plans are the documents attached to application for Development Permit and complete written statements, schedules and plans which are submitted with application for:

(a) permit to use and develop land or buildings; or

(b) approval of partition of land and buildings; or

(c) departures from approved plans or operative planning scheme
or

(d) approval of temporary non conforming uses.

(ii) The functions of the Building Development Plans shall be to portray as clearly as possible all the intended uses and proposed development on the site and the effect they will have 'on' adjacent developments and the neighbourhoods in which they are situated. These matters must be taken into account when the applications are being considered.

(iii) Persons authorised to prepare Building Development Plan:

(a) All Development Plans and planning application shall be prepared by or under the supervision of qualified relevant professional bodies registered to practice in Nigeria.

(b) The relevant professionals registered to practice in Nigeria shall be responsible for the reliability, accuracy feasibility and correctness of any building development plans which bear their signature and which are submitted to the relevant authority for approval.

2. LOCATION PLAN

All Development Plan shall be accompanied by location plan on a convenient scale indicating its where about in relation to other developments and existing and proposed main roads, drainage, channels, major community facilities and the like, co-ordinates of the boundaries of the site and its total area must be given.

3. LAYOUT PLANS: ESTATE DEVELOPMENT REGULATIONS

- (i) Layout plans indicate the physical layout of the area and show the location and dimensions of roads, footways, drainage channels, and the sites for the various uses intended, according to a standard notation. Levels should be indicated on roads, drains, buildings and other sites. Cutting slopes, batters, walls, and other physical features should be indicated. All sites should be serially numbered and clearly defined, and shall have accompanying schedule.
- (ii) Schedules shall indicate the areas and uses of all sites, including roads; footways, reserves, etc and the building coverage, building lines, plot ratios and gross floor areas of all buildings to be erected on them. They shall also indicate the occupancy rates assumed by gross floor area per person, and the residential densities and design populations for the proposed developments.
- (iii) Every Layout Plan shall be prepared and endorsed by a town planner Registered to practice in Nigeria.

4. LAYOUT ENGINEERING PLANS

These shall be included for all Development Plans, involving site formation works, construction of roads, footways, drains, walls, sewage works and service reticulations. They shall indicate the location and levels of all the above mentioned elements and others that may be proposed in the development and provide specifications for their construction. Where standard approved elements are used, no specification would be required.

FIFTH SCHEDULE

PLANNING BRIEFS

FUNCTIONS

- (1) The function of planning brief is to provide:
 - (a) framework and a reliable indication of the intended uses;
 - (b) the extent of various types of development;
 - (c) the design populations of major physical elements; and
 - (d) the areas of their jurisdiction

for those responsible for preparing draft District Plans and comprehensive development plans.

- (2) Planning briefs shall also serve to identify:
 - (i) constraints;
 - (ii) proposed public works which will directly affect or influence the form of development in the area; and
 - (iii) all relevant available data to be considered and used in the preparation of plans.

2. PREPARATION

Planning briefs are to be prepared by the relevant Agency within the frameworks and requirements of Comprehensive Development Plans, in the case of government proposals and prepared by developers in the case of private projects.

3. ISSUANCE OF PLANNING BRIEFS

They shall be issued by the relevant Agency and the developer or his representative, as the case may be.

4. A definition of the area covered by the Planning Brief by co-ordinates and area, shall be given.

5. They shall provide an indication of the appropriate timing of development in relation to comprehensive development programmes, and the provision of access, services and community facilities.

6. They shall indicate whether or not it is appropriate to proceed with more detailed planning at a particular time.
7. A description of the intended functions of the area shall be given.
8. The intended population for the area and its likely household and income structure shall be given.
9. Any relevant information that may be available or should be obtained by surveys on existing physical conditions, populations and uses shall be identified.
10. Known constraints on development due to flooding ground conditions, reclamation, fillings, ground water table level, etc shall be stated.
11. Constraints identified for environmental, ecological or amenity reasons shall be stated.
12. The location of existing or proposed public works, which will affect the use and planning of the area, such as major highways, canals, drainage reserves, railways, overhead power transmission lines and the like shall be given.
13. Regional reserves and facilities, which must be provided for in the planning of the area shall be identified.
14. The type and extent of the major uses, which should be provided to produce a balanced development, shall be broadly stated.
15. The provisions that should be made for open spaces, recreation facilities, schools, other community facilities, shopping and marketing shall be stated.
16. An indication of the level of services that should be provided and when they will be available to the area shall be given.
17. An indication of the types of housing and residential occupancies and densities that would be appropriate in the area shall be stated.
18. The amount and type of commercial, shopping and industrial uses which should be provided for the planning of the area shall be identified.
19. Any other relevant information which may be available and could assist in the planning of the area shall be identified.
20. Regulation of Proceedings

21. PROCEEDINGS AT MEETINGS

22.—(1) Subject to the provisions of this Law the relevant Agency may make Standing Orders regulating its proceedings or any of the Committee it may set up of it.

(2) Quorum shall be by a simple majority of the members of the relevant Agency.

23. AUTHORITY TO OBTAIN ADVICE

Where the relevant agency decides to obtain the advice of any person on a particular matter, it may invite such person or persons as it deems fit.

This printed impression has been compared by me with the Bill which has been passed by the Lagos State House of Assembly and found by me to be a true and correctly printed copy of the said Bill.

A. T. OLATUNJI
Clerk of the House of Assembly