



THE
archibuilt
TABLOID

**CURTAILING RISING DAMPNESS
IN BUILDINGS**

**SOLUTION TO RISING DAMP AND MATERIALS
TO USE FOR SPECIFIC PROJECT**

**FCTA SUSPENDS PROCESSING AND ISSUANCE
OF BUILDING PLAN APPROVALS IN LUGBE**

**CONSTRUCTION SECTOR AMIDST
THE CORONAVIRUS PANDEMIC**

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EDITORIAL / COORDINATOR'S DESK

In this edition, our major focus is on effective use of materials especially for rising damp solutions, as well as Approval Processes in the Federal Capital Territory, Planning Authority. We have also packaged some news of events in the Construction Industry.

As explained in the maiden edition, Archibuilt Tabloid's focus is to educate the professionals in the Built environment and the general public on vital issues in the Construction industry. We have a seasoned and well experienced Professional who will be discussing the causes and solutions of damp rising in this edition.

This recurring problem all over the Country has been a source of concern that has defied most traditionally used solutions. It is based on this, that Archibuilt tabloid chose this topic in order to proffer lasting solutions to this problem both during and after construction.

The details of approval process in the FCTA is another major challenge a lot of professionals face as they seek information from one another. This at most times is a source of stress with the attendant back and forth on approval processes. When you keep up with The Archibuilt Tabloid, such information will be on hand as it is one of our mandates to keep you up to date with critical information in the construction industry and take the stress off you.

We received a lot of positive feedback after the release of our maiden edition, which confirms that professionals are always willing to embrace innovation. We are also happy to make changes where necessary in response to some of the comments. We continue to welcome positive feedback and constructive criticism.

I will like to use this edition to encourage all Professionals and stakeholders to participate in the fourth coming Archibuilt Virtual Exposition. The virtual exposition is a novel concept and replaces our normal Archibuilt exposition this year. It will be another great opportunity to learn and know more about Local and International construction methods and materials. As a visitor, you will chat one on one with every vendor in different booths, at the comfort of your home or office. It is also an opportunity for you to develop yourself more on Certification programs such as Specification writing, BIM, and HSE training.

Archibuilt Exposition is developing daily with innovations to help Professionals keep abreast of innovation and requisite skills, inspite of the Covid 19 situation which has created traveling limitations and inability to gather in large numbers for Professional Enhancement programs.

During the exposition, there will be seminars where major stakeholders will be invited to educate the public on solutions to some construction challenges. Visitors and professionals will also have a platform to discuss their challenges, while relevant Professionals and material manufacturers can proffer solutions.

Once again thank you for staying with Archibuilt, you can send your feedback to info@archibuiltnigeria.com.ng you can visit our website to download the past edition of The Archibuilt Tabloid, <https://archibuiltnigeria.com.ng/tabloid/>

you can also visit the e-commerce for purchase of reliable construction materials at <https://ecommerce.archibuiltnigeria.com.ng/>

Akinfenwa Mobolaji. D
Head of Operations / Coordinator

CURTAILING RISING DAMPNESS IN BUILDINGS

By Architect Umaru Usman Karaye FNIA

Dampness in buildings is a phenomenon that occurs when a building absorbs unwanted moisture from the ground. The moisture rises from side to side of the walls and floors of the building through what is known as capillarity. The wetness moves up in the building in a space of not more than one point five metres (1.5m) above the floor/ground.

As is often misconstrued by non professionals, rising dampness is different from stains on the wall. The signs of dampness in buildings includes tag- mask by the floor, deposit of particles that looks like salt, nitrites or chloride and stains at the lower levels on the wall. When a building is affected by dampness for long, there will be flaking. The flaking will fade the paint and plaster thereby weakening the building. Unfortunately in Nigeria, many do not consult professionals before embarking on building construction.

Dampness is basically caused by water from the ground. Other factors include poor quality construction material, bad design and faulty construction or bad workmanship. The various defects caused by dampness to buildings cause efflorescence which may ultimately result in disintegration of bricks, stones, tiles etc. It may also result in softening and

crumbling of plaster. Others include bleaching and flaking of paint with the formation of coloured patches. It may result in the warping, buckling and rotting of timber as well as lead to the corrosion of metals, cause deterioration to electrical fittings and create a generally unhealthy living condition for the occupants.

The problem of dampness in buildings is usually at the design or construction stage. Before embarking on any construction work, an Architect is supposed to specify a water proof material that is toneless, which is supposed to be put across the wall or through a water proof membrane under the slab. Bitumen or plastic material can also be spread across, under a slab to prevent dampness.

In Nigeria, a plastic membrane like polythene is spread across the foundation of a building. This material is popular on many construction sites in the country. However, before the installation of this material, construction workers must be careful not to perforate the water proof membrane to avoid leakage. When the water proof is perforated, the leakage area can cause the building to be weak. Water proof membrane is supposed to be laid professionally to avoid a leakage-punching by a wire-mesh.



The proper way is to have a water proof coast across the wall before putting the membrane together, as is the case on many construction sites in Nigeria. It is common for building contractors to use just one membrane from end to end. Even though this may still be alright to some extent; it is advisable to follow professional advice from Architects to get it right. Unfortunately, many buildings do not use water proof membrane because of ignorance; while others feel it's not necessary in a building.

It is worthy to note that rising damp in building can cause health challenges to the occupants. The World Health Organization WHO, has attested to the fact that, living in damp-buildings can cause and increase the effect of respiratory diseases such as asthma and pneumonia. It is also advised that babies and children are put away from building with rising dampness to avoid health complications. It is imperative for all to know that the cost implication of not providing remedy for dampness at the initial stage of building construction is high in the long run, especially when it comes to the stage of remedying the problem.

The amount needed to remedy the problem may triple the initial budget if it is addressed at the initial stage. It behooves all involved in building construction to always engage professional Architects to avoid cases of rising dampness in buildings, as well as incessant building collapse in the country.

SOLUTION TO RISING DAMP AND MATERIALS TO USE FOR SPECIFIC PROJECTS

INFORMATION ON HOW THE PRODUCTS WORK ON RISING DAMP

1. NEW CONSTRUCTION

(i) PRODUCT (IMPERLAN) when mixed with mortar and applied from the DPC repels water that could cause Wall Dampness due to water table level downward, and prevent it from rising through the wall.

(ii) Retroc -H - This product is applied on surfaces prone to moisture as a water repellent and wall protector, after plastering and before painting. It prevents water from sinking through the wall outer surface, to prevent peeling off. It is mostly used externally.



2. COMPLETED CONSTRUCTION AND OLD BUILDING

(i) PRODUCT REVICEM - It is used as treatment on the walls already affected with dampness, Ultraviolet radiation, dirt, acid, fungus etc. Similarly to protect walls from the aforementioned.

(ii) IMPERLAN can be used on existing wall affected by dampness by removing the outer layer of the plastering and re-plastered with the mixture of Imperlan.




(i) RETROC-H can also be used on old building once the old paint is scraped off and smoothed before repainting.

IMPERLAN

<p>PRODUCT PICTURE AND NAME</p>	<div style="display: flex; justify-content: space-around;">   </div> <p style="text-align: center;">IMPERLAN: WATERPROOFING / WATER REPELLENT FOR MORTARS</p>
<p>MANUFACTURER</p>	<p>EXPOQUIMICA S.L</p>
<p>COUNTRY OF MANUFACTURE</p>	<p>Malaga, Spain</p>
<p>VENDOR/AGENT</p>	<p>Debec Claire Projects Limited</p>
<p>SPECIFICATIONS</p>	
<p>- Physical properties</p>	<ul style="list-style-type: none"> • Makes mortars more impermeable and giving them greater resistance than usual. • Retains the properties of mortar itself. • Gives the mortar good waterproofing and better compacting. • Increases adherence • Reduces the amount of water in the mix
<p>- Chemical properties</p>	<ul style="list-style-type: none"> • Contains Potassium tri-methylsilanolate. • Adding IMPERLAN allows the amount of water in the mix to be reduced by up to 5% due to its plasticizing effect on mortar. • Increases resistance to attacking agents and to freezing/melting cycles • Reduces vibration time • Keeps the mortar's surfaces cleaner, without blooming • Free of Chlorides • Has a secondary plasticizing effect.
<p>- Rating - fire</p>	<p>Non combustible</p>
<p>OPTIONS OF THE PRODUCT Modules</p>	<p>large, medium, small</p>


PRODUCT LIFESPAN	With proper care, product lifespan is minimum of 4 decades
SAFETY STANDARD	
- Health	Avoid contact with the eye, do not swallow.
- Safety	Apply with safety measures.
SUSTAINABILITY ISSUE	- Energy & water efficiency
	- Embedded energy
	- Emission of GHG
	- Pollution - air, water, soil
	- Solid & liquid water mgmt
	- Waste reduction
	- Lifecycle costing
MODULE / STANDARDIZATION	1 litre can be used to mix about 7 - 10 bags of cements.
INNOVATION	<ul style="list-style-type: none"> • Waterproofing Product used for plastering external walls, surfaces/ Fence. • Can be added to mortar for Screeding of exposed floor surfaces to give it more resistance, impermeable and plasticizing • Mixing Concrete • Casting slabs • Screeding bathrooms and toilets during construction to avoid water leakages and dampness.
AFTER SALE SUPPORT SERVICE	Yes
PRICING	- per liter

REVICEM

<p>PRODUCT PICTURE AND NAME</p>	<div style="display: flex; justify-content: space-around;">    </div> <p>REVICEM: WATERPROOFING FOR DAMP AND WET WALLS, RISING DAMPNES</p>
<p>MANUFACTURER</p>	<p>EXPOQUIMICA S.L</p>
<p>COUNTRY OF MANUFACTURE</p>	<p>Malaga, Spain</p>
<p>VENDOR/AGENT</p>	<p>Debeclair Projects Limited</p>
<p>SPECIFICATIONS</p>	
<p>- Physical properties</p>	<ul style="list-style-type: none"> • Treatment of rising dampness by drying water molecules completely out of wall membrane turning down the capillary movement of water. • Waterproof to retain and prevent pressure • Provides washable surfaces • Adhere to damp surfaces • Long-lasting, resistance and Waterproof membranes.
<p>- Chemical properties</p>	<ul style="list-style-type: none"> • Allows Concrete to transpire without yellowing. • Damp-proof coating for concrete surfaces and masonry. • Contains strong drying agent, special cement and additives.
<p>- Rating - fire</p>	<p>Non-combustible, prevent pressure, support water loads etc</p>
<p>- Compression</p>	
<p>- Weight</p>	<p>5-20kg</p>
<p>- Color</p>	<p>Grey</p>
<p>TECHNICAL DIMENSIONS</p>	
<p>OPTIONS OF THE PRODUCT Modules</p>	<p>- Sizes - large, medium, small</p>
<p>PRODUCT LIFESPAN</p>	<p>With proper care, product lifespan is minimum of 4 decades</p>
<p>SAFETY STANDARD</p>	<p>Avoid contact with the eye, do not swallow</p>

- Safety	Apply with safety measures
SUSTAINABILITY ISSUE	- Energy & water efficiency
	- Embedded energy
	- Emission of GHG
	- Pollution - air, water, soil
	- Solid & liquid water mgmt
	- Waste reduction
	- Lifecycle costing
PRE-PURCHASE DESIGN / INSTALLATION INFO	All treatments to be done by Debiclaire Projects Ltd
AFTER SALES SUPPORT SERVICE	Yes
PRICING	- per M2

WATERPROOFING ACRYLIC RUBBER (SURFACE TREATMENT)

<p>PRODUCT PICTURE AND NAME</p>	<div style="text-align: center;">  <p>WATERPROOFING ACRYLIC RUBBER (SURFACE TREATMENT)</p> </div>
<p>MANUFACTURER</p>	<p>EXPOQUIMICA S.L</p>
<p>COUNTRY OF MANUFACTURE</p>	<p>Malaga, Spain</p>
<p>VENDOR/AGENT</p>	<p>Debeclair Projects Limited</p>
<p>SPECIFICATIONS</p>	
<p>- Physical properties</p>	<ul style="list-style-type: none"> • Waterproof cladding, stretchable in a watery base. • Penetrates deeply in crack. • It's elastic, contracts and dilated without cracking. • Resistant to water and UV radiation. • Once dry the layer sticks strongly on the surface
<p>- Chemical properties</p>	<p>Water-based waterproofer whose main component is a synthetic acrylic styrene co-polymer. Weather friendly and climatized. Applied surfaces guarantee dryness all year round without dampness, cracks or moulds.</p>
<p>- Rating - fire, pressure, load, etc</p>	<p>Great resistance: to rubbing and wear, to ultraviolet radiation, does not discolour or spoil, Maximum resistance to traction, withstands very tough weather conditions. Non-combustible, Reduces fire risk since it has no solvents or tars, making it self-extinguishing.</p>
<p>- Weight - Color</p>	<p><i>1 Kg. in box of 16 uds, 5 Kg. in box of 4 uds an</i> GREEN, RED, GREY, BEIGE, WHITE, OXIDE RED</p>
<p>OPTIONS OF THE PRODUCT Modules</p>	<p>- Sizes - large, medium, small</p>
<p>PRODUCT LIFESPAN</p>	<p>With proper care, product lifespan is minimum of 4 decades</p>


SAFETY STANDARD - Health	Avoid contact with the eye, do not swallow
- Safety	Apply with safety measures
SUSTAINABILITY ISSUE	- Energy & water efficiency
	- Embedded energy
	- Emission of GHG
	- Pollution - air, water, soil
	- Solid & liquid water mgmt
	- Waste reduction
	- Lifecycle costing
INNOVATION	<ul style="list-style-type: none"> • The product when applied is washable, anti-skid • It is compatible with other building materials.
PRE-PURCHASE DESIGN / INSTALLATION INFO	All treatments to be done by Debiclaire Projects Ltd
AFTER SALE SUPPORT SERVICE	Yes
PRICING	- per M2

RETROC-H

<p>PRODUCT PICTURE AND NAME</p>	<div style="display: flex; justify-content: space-around;">   </div> <p>RETROC-H: WATER REPELLENT FOR DAMP AREAS</p>
<p>MANUFACTURER</p>	<p>EXPOQUIMICA S.L</p>
<p>COUNTRY OF MANUFACTURE</p>	<p>Malaga, Spain</p>
<p>VENDOR/AGENT</p>	<p>Debeclair Projects Limited</p>
<p>SPECIFICATIONS</p>	
<p>- Physical properties</p>	<ul style="list-style-type: none"> • Forms an impermeable barrier • Protects against problems caused by dampness • Has a high degree of penetration • Conserves the material's porosity, allowing it to breathe and avoiding the pressure difference caused by perforations in the surface treatment • Because it repels damp, it prevents the appearance of fungus and blooming
<p>- Chemical properties</p>	<ul style="list-style-type: none"> • Reacts with free hydrated cement lime, forming insoluble calcium salts that plug the capillaries. • Effervescence / water repelling appear approximately 24hrs after application. • Does not Oxidize • Prevents chemical damage caused by acid rain • It is heat insulation coefficient is unaffected by humidity.
<p>- Rating - fire,</p>	<p>non combustible</p>
<p>- Weight</p>	<p>1-20litres</p>
<p>- Color</p>	<p>colorless liquid</p>
<p>OPTIONS OF THE PRODUCT Modules</p>	<p>Sizes - large, medium, small</p>
<p>PRODUCT LIFESPAN</p>	<p>With proper care, product lifespan is minimum of 4 decades</p>

SAFETY STANDARD	
- Health	Avoid contact with the eye, do not swallow
- Safety	Apply with safety measures
SUSTAINABILITY ISSUE	- Energy & water efficiency
	- Embedded energy
	- Emission of GHG
	- Pollution - air, water, soil
	- Solid & liquid water mgmt
	- Waste reduction
	- Lifecycle costing
INNOVATION	<ul style="list-style-type: none"> • Water repellent on building and civil engineering materials such as cement, plaster, baked clay, natural stone, artificial stone, tiles, bricks. • Waterproofing Product used on wet/damp surfaces • Waterproof Bathroom tiled surfaces to repel water from penetrating the walls through the grouting areas which causes dampness behind bathroom walls. • Waterproof terroline surfaces. • Waterproof exposed crack tiles that seeps water through the wall into the interior of building. • Used on a painted surface to protect it from fading off, fungus growth, moulds and algae.
PRE-PURCHASE DESIGN / INSTALLATION INFO	All treatments to be done by Debiclaire Projects Ltd
AFTER SALE SUPPORT SERVICE	Yes
PRICING	- per M2

GLASS FIBRE CLOTH-MESH

PRODUCT PICTURE AND NAME	
MANUFACTURER	EXPOQUIMICA S.L
COUNTRY OF MANUFACTURE	Malaga, Spain
VENDOR/AGENT	Debec Claire Projects Limited
SPECIFICATIONS	
- Physical properties	<ul style="list-style-type: none"> • Glass fibre clothmesh complements our revimca acrylic rubber for total waterproofing, covering all types of cracks in any exterior surface regardless of how damaged or deteriorated it may be. • Gives the surface a full coverage and a greater resistance to wear and traction.
- Chemical properties	Adheres perfectly to our acrylic rubber.
- Rating - fire	Non combustible
- Weight	90 gr/m ² + - 0,05 MEETS ISO 4605 STANDARD
- Color	White
GENERAL DIMENSIONS	
- Length	In roller of 100 meters
- Width	In roller of 1 metre
- Thickness	0,33 mm + - 0,05 MEETS ISO 4603 STANDARD MINIMUM AVERAGE STANDARD
PRODUCT LIFESPAN	With proper care, product lifespan is minimum of 4 decades
SAFETY STANDARD	
- Health	Avoid contact with the eye, do not swallow
- Safety	Apply with safety measures
SUSTAINABILITY ISSUE	<ul style="list-style-type: none"> - Energy & water efficiency - Embedded energy - Emission of GHG - Pollution - air, water, soil - Solid & liquid water mgmt - Waste reduction - Lifecycle costing
INNOVATION	designed to reinforce revimca , waterproofing and give it greater adherence
PRE-PURCHASE DESIGN / INSTALLATION INFO	All treatments to be done by Debec Claire Projects Ltd
AFTER SALE SUPPORT SERVICE	Yes
PRICING	- per M2

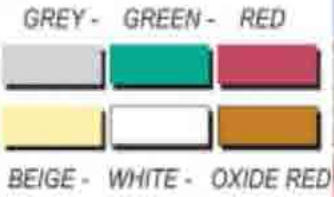
REVIMCA WATERPROOFING SYSTEMS



Lasting Waterproofing Solutions to Buildings

- * DAMPNES * MOULDS * CRACKED WALLS * ROOF-TOP/SIT-OUT WATER SEEPAGE
- * RISING DAMP * WET AREAS * ANY WATER RELATED ISSUES

REVIMCA WATERPROOFING ACRYLIC RUBBER SURFACE TREATMENT



GLASS FIBRE CLOTH-MESH



Specially designed to reinforce Revimca Acrylic Rubber, and give it greater adherence:

IMPERLAN

Water repellent for mortars makes mortar impermeable



RETROC-H

Water repellent for Damp areas where drying would take too long.

REVICEM

Waterproofing for Damp and Wet Walls



CHEMICAL STABILITY

Weather friendly & hazard free. Applied surfaces guarantee dryness all year round without mould dampness and crack.

MECHANICAL STABILITY

Highly resistant to abrasion and wear, washable, maintains its properties over time, without getting harder or brittle, withstands very tough weather conditions.

U.V. STABILITY

Does not fade or damage as a result of UV rays.

LIFE SPAN

The products has a minimum life span of 3 decades



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BUILDING APPROVAL PROCESS IN THE FEDERAL CAPITAL TERRITORY AUTHORITY

DEPARTMENT OF DEVELOPMENT CONTROL

Abuja Metropolitan Management Council

SUBMISSION PROCEDURES

There are certain fundamentals you need to be aware of which will determine whether the request for Permits can even be accepted for processing or not. These are:

1. You need to have proper title over the piece of land that you want to process plans for approval. The body charged with the responsibility for granting of titles for land in the FCT as at today is the Abuja Geographic Information System otherwise known as AGIS. Therefore, any title over a piece of land for which plans have been prepared and submitted for approval which are not from AGIS will not be accepted for processing at the Development Control Department. So, applications for land whose titles are either from Local Chiefs or other sources will normally be rejected for processing at the Development Control.

2. You need to be certain of the specific use for which the title is granted. It is important to let you know that there is a Master Plan which guides the orderly development of the territory and sets out broad land uses for the entire FCT Space. The Department of Urban and Regional Planning is the custodian of this masterplan. These land uses are categorized as Residential, Commercial, Religious, Recreational,

Institutional, Educational, Health, Industrial and Green trees/areas. So you need to be sure of the specific use of a space before embarking on preparation of a building plan, otherwise the Department of Development Control will reject proposals that are not consistent with the land use as expressed in the detailed land use plan of the area.

3. The Department of Development Control accepts plans that are prepared by Registered Professionals only for processing. This implies that persons wishing to embark on development in the FCT must engage the services of registered professionals in the production of their proposals because such submissions will normally bear the seal and stamps of the designers before it is accepted for processing. Such professionals include Towns Planners, Architects, and Engineers etc.

4. Every construction site must have in its team, a Registered Architect, Builder or Structural Engineer who must be available on site during construction work, else such sites will be sealed or prevented from carrying on with its work. Therefore, persons wishing to carry out development within the FCT must engage the services of registered professionals that will be liable for any default in the construction

5. Throughout the duration of construction works, both the approved building plan and development permit must be kept on site for purposes of guiding the work and for signing by officers carrying out routine inspection.

PROCESSES FOR OBTAINING BUILDING PLAN DEVELOPMENT APPROVALS IN FCT

As earlier stated, the current edition of the FCT Development Control Manual is divided in to three parts with the third part dealing with investor(s) Guide. It provides guidance on when planning permission is required, how to make planning application and what happens thereafter. All prospective developers are strongly advised to obtain a copy of the manual as more details than this paper can offer are contained in it.

STEPS TO BE TAKEN TO OBTAIN BUILDING PLAN DEVELOPMENT PERMITS

STEP 1: Contact the Development Control Department and explain what you want to do.

I. Possible things/works you could do which will require planning and Development Permits are categorized as follows:

1. Erection of new building
2. Major improvement works such as (a)erection of car port (b) Pergola. (c) major mechanical, electrical and civil maintenance work (d)underpinning of a building (e) structural alterations (f)

Balustrade/balconies (g) Alterations of building façade (h) construction of swimming pool, gazebo, bar etc (i) Extension/additional structure, (j) kiosk (k) fence (l) gate house (m) total redevelopment works.

3. Total Redevelopment Works

II. Other things or works that you could do which do not require permit but Notice is categorized as follow:

1. Painting
2. Replacement of Damaged roofs
3. Replacement of defaced/broken down fences
4. Minor plumbing repair (including provision of additional ducts)
5. Removal of a tree near a wall for safety of life and property
6. Repair of damaged /faulty sewer system
7. Provision of access into a property
8. Major landscape works

Step 2: If relevant, ask to be furnished with Development Control Guidelines and discuss any potential problems.

This can be done through an application to the Director stating the nature of problem and level of assistance required. You will need to state the Plot No. and its location.

Step 3: Obtain an application form. Find out how many copies you will be required to submit.

In the case of building Plan Permit it is stated in DC.REG.2 of the Manual that "Submitted plans must include one (1) soft and three (3) Hard copies of complete sets of A3, firmly bound and

legible prints containing general notes, technical specifications, details and drawn to prescribed scale without prejudice to copy right laws". DC.REG.3 requires that "the original seal, stamp and signatories of relevant registered professional(s) as appropriate must be on all drawings".

In the case of implementation/Development Permit it is stated in development control Regulation 19 that "Before any prospective developer or contractor performs any work on any given site, a notice of commencement stating the construction methodologies to be adopted in execution of the entire work shall be prepared and authenticated by relevant government licensed/Chartered Engineer (Architect, Builders, Civil, Structural, Electrical and Mechanical Engineers) who will bear liability for any construction and (or) installation defect on the structure.

Step 4: Decide on the type of permission you want to apply for.

The development control department offers different types of permits depending on area of need of developer. They are as follows:

1. Building plan permit.
2. Implementation/Development permit.
3. Habitation permit.
4. Improvement permit.
5. Redecoration permit.
6. Advertisement permit.
7. Telecommunication permit.

Step 5: If necessary consult neighbors that will be affected by your proposals.

This is particularly relevant when seeking

for improvement, Redecoration or Development permits. A typical example is those living in Government sold houses who wish to improve them would need to inform their neighbors.

Step 6: submit application with certificate of ownership/notification and the fee.

In the case of building plan permit, it is stated in DC. 4 of Manual that "completed application forms should be accompanied with copies of the following documents.

I. Evidence of rights over the land (Right of occupancy, Certificate of occupancy, Title Deed Plan and fulfillment of financial obligations).

II. A site plan and a detailed site analysis report certificate by a registered town planner.

III. Environmental impact Analysis Report for commercial, industrial, public building, recreational, large scale residential development, change of use of plot or on existing buildings and any other land use as may be deemed necessary, prepared and authenticated by a registered town planner.

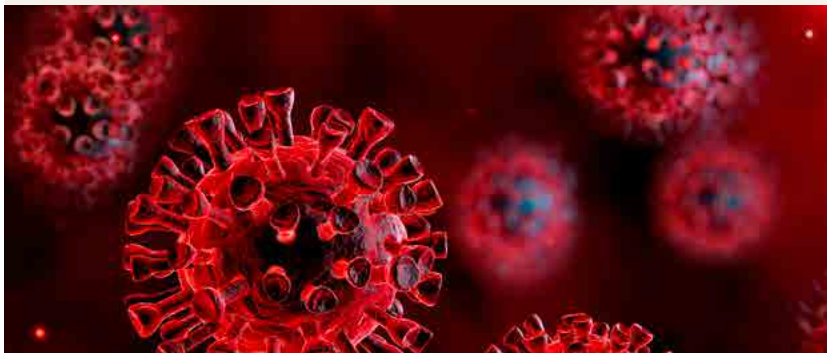
IV. All applications in respect of special Development such as Petrol Filling Station, Water Supply, drilling/Outlets, private health and educational facilities, child welfare related developments and any other land use that may be considered special by the department of development control shall be accompanied by letters/ license of the relevant regulatory body

with regards to notification and fee, it is stated in DC REG. 7 that “on assessment/ verification of content of application, appropriate acknowledgment letter shall be issued to the applicant by the department’s receiving officer, alongside bills for processing application.

Applicants must pay full processing fee within two(2) weeks of receipt of acknowledgment and bill before processing commences. In the case of Development Permit, it is stated in DC. REG. 18 that “Before the implementation of an approved development plan, the Department of Development Control shall require prospective developers to obtain an implementation permit (IP) upon payment of prescribed fee”.

DC. REG. 23 corroborates this, further stating that an implementation permit shall be required in order to construct, add on to, move, erect or structurally alter a building or other structures on properties located within the limits of FCT. While DC.REG 24 requires that “prior to submission of application of implementation permit, plots should be properly demarcated using survey beacons, the safety of which shall be the responsibility of the allotted”. DC.REG 25 provides the level of the construction works where staged approvals are required.





CONSTRUCTION SECTOR AMIDST THE CORONAVIRUS PANDEMIC

By Nehemiah Anini

There is no doubt that the disruption brought by the COVID-19 pandemic has crippled many social, political and economic activities across the world including Nigeria, thereby raising concerns of an impending recession for a Nigerian economy that is yet to fully recover from the 2016 economic slump. Already, the International Monetary Fund (IMF) had predicted a negative Gross Domestic Product (GDP) of over 3.4% for the country. Although, the economic impact of the pandemic on different sectors will vary depending on the dynamics prevailing in those sectors, the duration of the lockdown, effectiveness of containment efforts and stimulus measures must be put in place by policy makers for the construction sector to continue to thrive.

The construction sector is one sector badly hit, owing to reduced and slow pace of projects to be executed and spending by the government, given the weaker earnings particularly, the dwindling oil revenue. Consequently, the Federal Government has reduced the amount budgeted for capital expenditure by 20% in the 2020 budget; this is coupled with the suspension of many construction projects across the

country owing to the Covid -19 restrictions of movement. With the gradual ease of the lock down, Archibuilt is hoping for a full resumption of construction works across the country and the revival of the economy.

In retrospect, when the economy went into a recession in 2016, the construction sector declined by 5.9% compared to the growth of 4.4% that was recorded in 2015. Subdued activities in the construction industry had a spillover effect on the cement manufacturing, where growth slowed drastically from 22.1% in 2015 to a negative growth of 5.4% in 2016. Archibuilt acknowledges that the fiscal authorities are considering an external borrowing programme to raise US\$6.9bn to finance the 2020 budget and the Central Bank of Nigeria's plan of a N1.5tn fund for financing infrastructure projects. These measures may help to reduce the effect of a deeper recession in the construction sector and minimize the downturn in 2020.

LAW/LAGOS

LAGOS STATE ENACTS NEW URBAN AND REGIONAL PLANNING LAW

By Nehemiah Anini

In the bid to reposition the environment and to promote a 21st Century Economy, the Lagos State Government has enacted the Lagos State Urban and Regional Planning and Development (Amendment) Law 2019.

In a statement, the Assistant Director Public Affairs, Ministry of Physical Planning and Urban Development Mukaila Sanusi, says the new law is an amendment to the Urban and Regional Planning and Development Law of 2015 after having repealed the Lagos State Model City Development Law by replacing Section 48 Subsection(3) of the Law.

The new law stipulates that any building that is above two floors and in use prior to the commencement of the Law must have its certificate of Insurance covering

the Building submitted by the owner to the Lagos State Building Control Agency (LASBCA) for verification.

The statement quotes the Commissioner for Physical Planning and Urban Development, Dr. Idris Salako as saying that the new law was desirable to safeguard the physical environment and guarantee the wellbeing and safety of Lagosians. The statement added that the Ministry of Physical Planning and Urban Development would strictly ensure the implementation of the law.

The new law was assented to June 2020 by the Governor of Lagos State, Mr. Babajide Sanwo-Olu.

FCT/BUILDING PLANS

FCTA SUSPENDS PROCESSING AND ISSUANCE OF BUILDING PLAN APPROVALS IN LUGBE

By Nehemiah Anini

The Federal Capital Territory Administration (FCTA) has suspended the processing and issuance of building plan approvals for Lugbe and all on-going developments projects in the district.

The Director, Department of Development Control, Mukhtar Galadima, made the disclosure in a statement issued to journalists in Abuja.

Mr Galadima explained that the suspension had become necessary due to the ongoing harmonization of developments in the district in line with the Abuja Master Plan. He decried the current state of illegal developments in Lugbe, saying that there was a myriad of contraventions, including arbitrary change of land use which must be corrected.

The statement goes on "This is to inform the general public that the Department of Development Control, Abuja Metropolitan Management Council, is not granting building plan approval for developments in Lugbe due to the ongoing harmonisation exercise of the district, in line with the Abuja Master Plan.

"Consequently, any developer found to be developing any property within Lugbe district without the requisite building

approvals from the department is doing so at his or her own risk.

"The department will enforce appropriate sanctions, in accordance with the provisions of the law, including demolition of such illegal properties," Galadima said. The Director also advised developers to stop illegal conversion of approved buildings to other uses, especially from residential to commercial use. He ordered the defaulters to immediately reverse such abuses or face demolition of such properties.

In a remark, the Director, Planning, Zaliha Ahmed, explained that the harmonization process had reached the second stage, having completed the first stage. She further disclosed that many factors were responsible for the completion of the project, including payment, which she said was hampered by the current COVID-19 pandemic.

Ms Ahmed warned developers in the area to stop work because the Federal Government had already designated Lugbe district a 'planning area'.



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