

Housing Today: The Journal of the Association of Housing Corporations of Nigeria, Volume 8, No. 3, November 1992, Pp. 62-70

FOCUS ON NIGER STATE HOUSING CORPORATION (N.S.H.C.)

Mohammed, A.; Bobi, M.T.; Minin, U.; Babalola, O.; Shaaba, A.P.; Namagana, N.M.; Olukade, I.J. and Bako, M.D.
@Niger State Housing Corporation, P.M.B 105 Minna, Niger State, Nigeria

Abstract:

Established in 1979, Niger State Housing Corporation (NSHC) had the primary responsibility to address qualitative and quantitative housing inadequacy in Niger State, thereby enhancing the standard of living of her citizens, this article with the aim of elucidating the activities of the Corporation for performance rating, has the objectives to examine its consultancy and contracting services, and to assess its home ownership and other programmes. The methodology adopted for the study was the qualitative research design method which provides description of case studies with purposive sampling, hence the analyses also. The results of the study concluded that the NSHC's performance from inception to date has been very satisfactory, and recommended that the Corporation enhances its programmes and continue to discharge its responsibilities to Nigerian citizens in the State with more enlightenment about its activities.

Keywords: Consultancy, contracting, direct-labor, housing, tenure.

ARTICLE OUTLINE

- 1.0 Introduction
- 2.0 Relevant Review Works
- 3.0 Research Methodology
- 4.0 Data Presentation, Analyses and Discussion
- 5.0 Conclusion
- References
- Appendix

1.0 INTRODUCTION

The Niger state Housing Corporation came into being on the 15th of May, 1979. It was set up primarily, to minimize the problem of accommodation in the state by providing "Improved accommodation both in quantity and quality, thus enhancing the standard of living of the citizens of Niger state. The first General Manager of Corporation was the former Chief Planning Officer in the State Ministry of Housing and Environment Alhaji Bawa Bwari while

Alhaji Isa Mohammed Kagara was appointed secretary. They were replaced in November, 1984, by Arc. Mustapha Zubairu and Alhaji Mohammed Isa Ekkan respectively, in September 1990 Mallam Mohammed Tukur Bobi was appointed the new Secretary of the Corporation. In April, 1992 Alhaji Abdullahi Mohammed was appointed the Acting General Manager of the Corporation.

The corporation had a seven man Board of Directors with Engineer Mustapha Bello as Chairman. Board Members were appointed in January, 1990 and the Board was dissolved in 1992. For maximum efficiency and effectiveness, the Corporation is made up of five departmental structures, namely: Administration; Works Department; Planning; Finance and Supply department;

and Estate with the following divisions:- Architecture, Quantity Surveying, Engineering, Land survey, Forestry, Internal Audit and Public Relations Unit among others. Like most other entities, the corporation is faced with serious financial problems Grants from the government have dwindled and there are no prospects that it would improve considering the economic state of the nation as a whole Unfortunately, loans from banks and other financial institutions are not forthcoming. Another major problem is the high cost of building materials. Second Tier Foreign Exchange Market (SFEM) has made things worse such that the cost of building materials have increased by over two hundred percent and these prices are subject to change without notice.

2.0 REVIEW OF RELEVANT WORKS Activities and Achievements

After its establishment, the Corporation embarked on a policy of building houses, and the idea of Low- cost houses at Tudun Wada was conceived.

Tudun Wada Housing Estates: It comprises of 260 units of three bedroom low income houses and sixty intermediate 3Bedroom- houses completed between 1980 and 1981. The completed houses have been allocated to Civil Servants, representatives of various companies in the State, as well as private individuals.

Zarumai Housing Estate: Towards the end of the year 1979, the Corporation purchased twenty seven houses from the New Nigerian Development Company (NNDC) Kaduna, at a cost of N715,000.00 and by the end of 1980, the house,

comprising 3 and 4-bedroom flats were ready for occupancy.

Niger House Estate: In 1981, the Corporation embarked on the construction of Niger House Estate consisting of 27 units of 4-bedroom executive bungalows and eight 3-bedroom executive bungalows. The Estate was completed in 1983. Occupants of the executive house with boy's quarters pay N6,500.00 and N6,000.00 annually respectively. Allocation of these houses was in accordance with the requests of interested ministries and organizations.

Niger House Motels: One of the achievements of the corporation in its early days was the acquisition of four Motels known as the Niger House Motels at Kaduna, Suleja and Minna. A Transit Camp formally occupied by a construction firm (DUMEZ) based in Minna was also acquired and converted into a Motel.

Suleja and Bosso Housing Estates: The Suleja Housing Estate comprises 50 low-cost houses of 4, 3 and 2-bedrooms while the Bosso Housing Estate in Minna consist of 56 low-cost houses (on free lease from the State Government), This was in recognition that the Corporation had come to stay and had performed creditably well in its few years of existence.

3.0 METHODOLOGY

The qualitative research design method which provides description of case studies with purposive sampling of interviewees as a result of the diverse programmes and activities of the Corporation was adopted for this research. The description of sampled cases were discussed and those interviewed were purposively selected as

best (based on their prior knowledge and involvement in the diverse activities of the Corporation) to provide the adequate information on issues concerned in the study.

4.0 DATA PRESENTATION, ANALYSES AND DISCUSSION

Consultancy Services

The corporation has continued to provide consultancy services to Federal, State and Quasi-Governmental Establishment. Such services include: The State Governor's Guest Houses and the Deputy Governor's residence: Design and supervision of the presidential lodge, Minna; Design and supervision of the office complex for Bida Agricultural Development Project. The Commissioner's quarters and residential Lodges: all of which were designed and supervised by the Corporation. The corporation has successfully created ways and means of generating revenue to enable it build more houses for our teeming population. This has been achieved by the sale of existing houses on Owner Occupier basis and introducing the Home Ownership scheme. The Owner-Occupier Scheme has been found viable because people prefer to own houses rather than hire and pay.

Home Ownership Scheme

It is designed to enable all eligible citizens of Niger state in particular and Nigeria in general to own houses of their own in Niger State. Under this scheme, the Corporation offers: -

(a) Serviced plots of land of various densities, (at various States) to all participants in the scheme. To this end,

the Corporation has acquired 700 hectares of land in Minna, Suleja, Kontagora, Bida and all the Local Government Headquarters in the State. (b) Guaranteed security of tenure over all plots of land assigned to participants. (c) Building materials' loan to participants wishing to build their own houses. (d) The Corporation can even build houses directly for the participants.

Cooperative Housing Home Ownership Scheme

This is designed; first and foremost, to enable the low income families own houses on serviced plots. Secondly, the scheme guarantees security of tenure over the plot. Thirdly the scheme is designed to encourage families to save towards owning their own houses. In respect of all these, the corporation offers: serviced plots of land (15mx35), self-contained houses comprising of: (a) Sitting/dining room-26m² (b) One bedroom of 14 m² (c) Kitchen of 7.5m² (d) Toilet and bathroom 3.0m² and (e) Space for extension i.e. additional bedrooms.

A team of building and construction workers has been established for direct labor instead of awarding contracts. Major Achievements under the corporation's Direct Labor programme include: "Progress court 84," -a multistoried block of 12 No three- bedroom flats and four shops have been completed at Zarumai Residential Area at a cost of N1.2m.

Construction of the Niger State Secretariat fence and gates at the cost of N160,000.00
Construction of Commercial Complexes in phases: Phases one and two have been

completed along Bosso Road in Minna, and phase three, the proposed State Intercity Bank, has been completed. Work will soon commence at commercial complex four along the same Bosso Road. Conversion of new parliament building into High Courts Complex: has been completed at a cost of nearly N2 Million. The redevelopment of Gwari Market (Kasuwan Gwari) at Minna: has been completed, at a cost of about N0.6Million and consists of 800 stalls while the Construction of residential quarters at Minna Army Barracks cost N8 Million. Also completed are the Doctors flats along Hospital Road Minna.

Other Notable Achievements

Work has been completed at Kpakungu Road on a UNICEF assisted health project, consisting of Warehouses and two services pits at a cost of N0.5 millions. Construction of a Gynecological ward at the General Hospital Minna has been completed at a cost of over N100, 000,00. At the permanent secretariat of local Governor at Kuta, a project consisting of over 50 offices among other facilities gulped about N0.8million. Construction has been completed on 40 cooperative houses at Tunga in Minna and ten in Bida. 14 traditional houses under the scheme has been completed in Minna in late 1991 and early 1992. Construction of Modern Markets at Bida, Suleja, Kontagora and Minna by the Corporation has been completed. Chanchaga Secretariat commenced in 1991 at a cost of N4.0m, construction of Agaie market at N4.5million has been completed and

commissioned while the N4.5million Kagara market has been completed too.

Brief on Some Projects

Proposed Gurara, Wushishi and Gbako L.G. Secretariats: Clients- Gurara, Wushishi and Gbako Local Government Councils at Gawu, Wushishi and Bida, respectively. Contractor- Niger state Housing Corporation P.M.B.105 Minna. Contract Sums- N4,186,566.43; N5,026,000.00 and N5, 516,013.59 respectively. Contract Period- 8months.

The Project: The entire project, which is of only ground floor in each, has two large land- scaped courts yards with walkways offices forming enclosure. It is of size 64m x 84m long with a central entrance/ reception hall. The walls are of block work roof of galvanized corrugated sheet on wood structures/reinforced concrete slabs. The floors finishing are of cement/sand screed and ordinary cement terrazzo, walls plastered and finishing in emulsion internal and cement Tyrolean external. The roof is also sealed with hardboard ceiling. Doors are of aluminum and steel on external and Formica flush doors internal while the windows are of Crittal Hope steel and glass louvers internal. Composition (each): 51-63Offices; Reception Hall; Conference hall (50 persons); Council chamber (40 persons); Restaurant (30persons); Public/staff Toilets (32 No.); Site: 150m x 150m (22,500m²). The Secretariats were designed by the Corporation with due consideration for future expansion. The corporation has also commenced construction on the various sites since 1st

September, 1992. It is our hoped that the projects when finally completed would each satisfactorily meet the needs of the respective local councils.

Basic Health Centre, Kura, Mariga Local Government Area: Client- Niger State Government; Consultants- Niger State Ministry of works, Transport and Housing, Minna; Contractor- Niger State Housing Corporation P.M.B. 105 Minna. Contract sum: N2, 385, 808.00 The Construction of above- mentioned project, whose contract was signed on 1st September, 1992 commenced on 10th September, 1992, it has the following facilities: A. The Secretariat Building: (i)Waiting area / Halls (ii) Reception hall (iii)Midwife Room (iv)Observation Room (v)Family Planning (vi)Palpation/examination Room (vii)Labor Room (viii)2Injection Rooms (ix) Toilet (x) 2 Consulting Rooms(xi) 2 Dressing Rooms (xii)Store. B. Staff Quarters (Twin 2 Bedroom Flat) each flat has the following: (i) 1 Open Garage (ii) 1 Living Room (iii)2 Bedrooms (iv)1WC(v) 1Shower (vi)1 Small Kitchen (vii) 1 Store (viii) Open Courtyard and(ix) 1 V.I.P. Latrine.

Niger State Housing Corporation Handbill

-See Appendix

Profile of the Management Staff of NSHC

Alhaji Abdullahi Mohammed-Acting General Manager: Abdullahi Muhammed born in 1985 hails from Kutigi in Lavum local government area of Niger State. His parents are Hajia Fatima and Mohammed Wdana. He attended Government College Bida from where he gained admission into the Ahmadu Bello University, Zaria. Armed with B. Sc degree in Quantity surveying, he went back for his Masters degree in construction management. Mohammed started his working career as a Library Assistant in the former North Western state. In 1977, he crossed over to the Niger State Ministry of Works Transport and Housing Where through hard work and perseverance he rose to the position of Director of works. In April 1992, he was made the Acting General Manager of the Niger State Housing Corporation. A post he holds till date. Before the appointment to the post of General Manager, Mohammed had an eventful and successful public career. His brilliant approach to duties and Allah's benevolence saw him climbing steadily and rapidly to the top. A review of his record of achievement: Quantity Surveyor II, Ministry of Works and Housing, 1977, Quantity Surveyor I, 1978, Senior Quantity Surveyor, 1980, Principal Quantity Surveyor 1982, ACQS, 1984 and Deputy Chief Quantity Surveyor 1988. Mohammed was promoted Director of Building and Architectural services in 1991, a post he holds with the Chief Executive of the NSHC. Mohammed has been greatly involved in major projects within the state, since taking up the public service career. He helped designed and

supervised the permanent secretariat, High court complex, House of Assembly etc. all in Minna. A member of the Nigerian Institute of Quantity Surveyors, Abdullahi Mohammed is interested in football and wrestling. He also enjoys watching films and farming.

Alhaji Mohammed T. Bobi- Director of Personnel Management: Mohammed Bobi Tukur is the Director of Personnel Management at the Niger State Housing Corporation, a post he assumed in 1990. Born of Mohammed and Meimunatu Tukur in 1944, Mohammed attended the Central Primary School Kontagora and had his Secondary education at Ndyako post Primary School Bida. He later attended the Government Teachers College Bida from 1964 to 1968, Advanced Teachers College Zaria (1970-73) and Ahmadu Bello University (1975-1981) where he obtained his Higher Elementary (Grade2) Teachers Certificate, Nigerian Certificate of Education (NCE) and Bachelor of Education (B. Ed.) Degree Certificate respectively. He started work as a staff of Primary Education Development Centre Sokoto in 1973, was promoted Assistant Inspector of Education 1974, Vice Principal 1979 and Principal in 1980. A seasoned administrator, Mohammed was the Secretary to the Mariga Local Government between 1982 and 1988, Secretary to Chachanga Local Government 1988-89, Shiroro Local Government (1989- 90) from where he transferred his services to the Niger State Housing Corporation as the Director of Personnel Management, a post he holds till date. He has been involved in a lot of

projects worth millions of Naira including the supervision of Kagara and Agaie modern markets, in Niger State, Chachanga Secretariat and the Minna modern market. A keen sportsman, Mohammed Tukur plays Hockey and enjoys reading. He is a member of the N.U.T and NULGE, a devout Muslim, he is married and has 10 children.

Alhaji Abubakar Mohammed- Director, Finance and Supply: Abubakar Muye Mohammed hails from Muye in the Lapai Local Government area of Niger State. Born into a Muslim family on June 26th 1940, Abubakar attended the Muye Primary School, Barewa Government College Zaria, Kaduna Polytechnic and later Kwara College of Technology where he bagged a Diploma in Public Accounting. He started his working career at Union Bank of Nigeria Minna from where he moved to the Nigerian Tobacco Company Zaria. He also worked at the Northern Nigeria Marketing Board from where he transferred his services to the Niger State Government. Abubakar enjoys reading and watching video films. He also plays Hockey and Table Tennis for recreation. He is married and has 13 children.

Mallam Usman Minin- Director of Works: Usman Sa'id Minin was born in Dec. 25th 1955 to Alhaji Said Minin Abubakar and Holiya Fatima Sa'id Minin in Bida. He attended North Pry School and Ndayako Primary school Bida between January-Dec.1963 and January1964-1969 respectively. He had his secondary and tertiary education at Government college

Bida (1970-74) School of Basic Studies (1974-75) and Ahmadu Bello University Zaria (1975-78) where he obtained his Bachelor of Science degree in Quantity Surveying. An Associate member of the NIQS, Usman Minin also has a Masters degree in construction management. He started his working career at Kano State School of Technology as a Youth Corper. He also had a stint with Ado Yau Nig. Ltd., a Building and Civil Engineering firm before moving to the Niger State Housing Corporation in 1980 as a Senior Quantity Surveyor. Minin rose through the ranks till he became the Director of Works at the Corporation. His rapid rise was well earned as he was involved in a lot of projects too numerous to mention here. An avid reader, Minin also enjoys swimming and travelling. He has visited Saudi Arabia and the Niger Republic. Minin is married with seven children.

Arc Olatunde Babalola- Ag. Head, Architecture Division: Born in May 1961, Babalola hails from Egbe in the West Yagba Local Government Area of Kogi State. He had his primary education at ECWA Primary School Egbe and his secondary education at Titcombe College Egbe. He gained admission into the School of Basic Studies, Kwara College of Technology Ilorin, where he obtained his General Certificate of Education (GCE) Advanced Level Cambridge. He then proceeded to Ahmadu Bello University Zaria to study architecture in 1980. Armed with a M.Sc. degree in Architecture, Arc Babalola who had earlier had his Youth Service at the Niger State Housing Corporation in 1985-86 decided to go back

to the same Corporation for more professional practice. He helped design the Niger State market projects at Minna, Suleja, Bida and Kontagora and also the Commercial Complex IV development proposal. A graduate member of the Nigerian Institute of Architects, Babalola plays Badminton, Table tennis, Volley ball and Swimming. He also enjoys watching video/ television, radio and reading.

Mr Abdul Panti Shaaba- Head, Planning and Survey Department: He was born on the 27th May 1956 and had his primary education at Kutigi Primary School from 1964 to 1970. He later attended Government College Bida and Kaduna Polytechnic where he obtained his Higher National Diploma in 1981. Armed with a Diploma Certificate in Urban and Regional Planning and Post Graduate certificate courses in Urban Planning, Abdul Shaaba joined the Niger State Ministry of Housing and Environment in 1981 as a Higher Technical Officer. In 1983, He was promoted Senior Technical Officer and Principal Technical Officer in 1987. he is now an asst. Chief Technical Officer of the Corporation. Abdul Shaaba plays Badminton and Table Tennis and has sports and reading as his hobbies. He is married and has four children.

Nosiru M. Namagana- Assist Chief Estates Officer: Mohammed Namagana Nosiru was born in January 1957 to Abdulrahman and Hauwau Nosiru. He attended L.E.A Sabongari Primary School, Kaduna and Bida North Primary School, Bida. He had his secondary education at Government Secondary School Kontagora from where he gained admission to the

Kaduna Polytechnic. There, he obtained his Higher Diploma Certificate in Estate Management in 1981. After a few years, he proceeded to the Institute for Housing studies Rotherdam Netherlands where he also bagged a post graduate Diploma in Housing. In addition has the NIM certificate (1992) as well as certificates in the use of computer (1986) maintenance course (1990) and a host of other certificates. Mohammed Nosiru started work as a Higher Estate Office at the Ministry of Works and Housing from where he crossed over to the Niger State Housing Corporation. He has since risen to the post of Assistant Chief Estates Officer. He is a member of the Nigerian Institute of Estate Surveyors and Valuers and also an associated member of the Rating and Valuation Association. He enjoys watching wrestling and playing table tennis. He is married and has three children.

Mr. I.J. Olukade- Assistant Chief Accountant: Mr. Ibukun Jacob Olukade, Christian, hails from Ayetoro-Gbede in Ijumu Local Government area of Kogi State. He was born in 1939 to Paul and Rachael Olukade. He attended N. A. Community School Aiyetoro-Gbede from where he graduated to Ibadan Commercial Academy Oke Ado. He had his tertiary education at the Institute of Administration, Zaria and the Kaduna Polytechnic Kaduna where he bagged his diploma in Advanced Accounting and Auditing. Olukade has worked in Kabba N. A. (Northern Nigerian Government (1960-65) U.A.C (Norspin) (1960-70), Kwara Cooperative Federation Ltd. (1971-

79), Nigerian Grains Board (1979-87) and finally Niger State Housing Corporation 1987 till date. At present, he is an Assistant Chief Accounting on contract at the Niger State Housing Corporation. The gentleman has headed various committees on project appraisal and on internal generation of revenue for the corporation. Olukade enjoys travelling, reading and walking. He is married and has six children.

Mallam M.D. Bako- Ag. Chief Internal Auditor: Youthful and amiable Mohammed Danlami Bako hails from Kagara in the Rafi Local Government area of Niger State. Born into a Muslim family in 1960, Mohammed has his primary education at L.E.A primary school Tegna. He had his secondary education at Government Secondary School Minna from where he attended the Kaduna Polytechnic. He graduated with a diploma in Public Accounting and Auditing. Mohammed had a stint with the state Audit Department between 1977 and 1984 from where he moved to the Niger State Housing Corporation where is heading the internal audit department. He is member of the Institute of Internal Auditors of Nigeria, plays badminton and basketball and enjoys reading and farming.

5.0 CONCLUSION

The Federal Housing Authority has in 1990 constructed 261 unit of 2 & 3-Bedrooms house at Bosso Estate on the Corporation's site and services plots at Minna. The corporation has put in place the machinery for implementing Niger state component of the National Housing

policy, and has also applied to Federal Ministry of Works through Federal Mortgage institution as Niger House Building Society Ltd. The Corporation is not leaving any stone unturned in its desire to provide houses for all Nigerlites by the year, 2000.

REFERENCE

Alagbe and Partners. 1983. *'Preliminary Pre-investment Report on Proposed Office Complex Development, Minna for Niger State Housing Corporation'*. Prepared by: Alagbe and Partners, Minna, Niger State, Nigeria.

NSHC. 1991. Contract Documents of Past and ongoing Projects (1980-1991)

Niger State Government. 1979. *'Edict No. 5 of Niger State Housing Corporation (N.S.H.C.), Nigeria'*. Published by: NSG Press, Minna, Nigeria.

Niger State Government. Undated. *'Schedule 'A' Byelaws for Buildings and Other Structures in Declared Planning Areas in the Niger State of Nigeria'*. Unpublished Document of the Planning Division Minna, Niger State.

Niger State Housing Corporation Hand Bill


NSHC: Architectural Drawings and Cost Estimates of Past and ongoing Projects (1980-1991)

Zubairu, M.; Ekkan, I.M.; Minin, U.S.; Hassan, M.; Olukade, I.J.; Kwali, A. D.; Mohammed N.N. and Yabagi, A. 1987. Spotlight on Niger State Housing Corporation, in "Housing Today: The Journal of the Association of Housing Corporations of Nigeria, Volume 4, No. 2, May/Aug. 1987, Pp. 23-30 & 36.

APPENDIX

NIGER STATE HOUSING CORPORATION HANDBILL

NIGER STATE HOUSING CORPORATION



OUR SERVICES TO THE PUBLIC

(1) Sales of plots, and Houses: We have developed Housing Estates in Minna and Suleja. The Corporation is selling houses on owner occupier basis to Corporate bodies and individuals. At present the Corporation, under its Home ownership scheme, has serviced plots of land of various densities (at various locations in the State) to all participants in the scheme. At least 700 hectares of land in Minna, Suleja, Kontagora, Bida and all the local government Headquarters in the State have been acquired for the scheme.

(2) Under our Co-operative Housing Scheme, families are given the opportunity of owning houses on serviced plots, that they are able and willing to pay for.

CONSULTANCY/CONTRACT JOB EXECUTION

The Corporation executed numerous contract jobs for the Federal and State governments Corporate bodies, parastatals and individuals, e.g.

- Corporals and below Quarters 100 units
- Niger State High Court Complex
- Bida Modern Market
- Chanchaga Local Government Secretariat etc.

We also have a consultancy unit that provides comprehensive professional services in the field of Housing Development, physical planning, Engineering e.g.

- Akinola Aguda House Abuja
- 4 Modern Markets in Bida, Minna, Kontagora and Suleja.
- Presidential Lodge, Bauchi; Makurdi and Yola, etc

OTHER SERVICES

As part of our commercialisation drive, we have constructed a member of commercial complexes in Minna capital of Niger State, which are now occupied by many Major Commercial and corporate establishments.

Niger State Housing Corporation: "Over a decade in Housing business".

For more details please contact:

The General Manager,
Niger State Housing Corporation,
P. M. B. 105,
Paiko Road,
Minna.

Telephone: 222979 or 222186 (Monday – Friday)