

OYO STATE COUNCIL FOR ARTS AND CULTURE

CULTURAL CENTRE ROAD, MOKOLA,
IBADAN NIGERIA

ARCHIVES

FILE NO.	VOLUME NO.
SUBJECT	OYO STATE PROPERTY DEVELOPMENT CORPORATION : MATTERS AFFECTING
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CAC 0068

ARCHIVES OF OYSCAC

Our Ref. No.

Yor Ref. No. AC/651/Vol.IX/164



20th October, 1976

The Secretary to the Military Government
and Head of Service,
Office of the Military Governor,
Oyo State,
Ibadan.

Sec(87)

For urgent
consideration pl.

Staff Structure and Draft Estimates for the
Second Half of 1976/77

Property Development Corporation, Oyo State

25/10/76

The Board of the Corporation considers it necessary to approach you on two inter-connected issues which affect the smooth take-off of the Corporation so much. These are, the Ajobo Report on Staff Structure for the Corporation and the Draft Estimates for the rest of 1976/77 being currently negotiated with the Ministry of Finance and Economic Development. Your letter No. SP/C.203/193 of 21st September, 1976 conveyed approval of the Organisational Chart and Staff complements as recommended by Mr. Ajobo. We were subsequently requested to prepare a comprehensive budget along certain stated lines.

2. The Corporation both at Management and Board levels had a rather thorough look at the report. We are of the opinion that the recommended structure will stifle the tightly scheduled programme of the Corporation and make it impossible to attain physical targets recently set for it. There are four important directives emanating from the highest Government functionaries which determine the scope and pattern of operations the Corporation must adopt if the various targets are to be achieved. The sources incidentally are the Federal Military Government and His Excellency the Military Governor of Oyo State. As reminder we mention:

- (i) Federal Government directive on reduction of present rate of Mortgage Loans from 8½% to 3%. Your letter No. SP/S.416/67 of 14th January, 1976 vide Anti-Inflation Task Force First Report and Rent Panel Reports. This also includes the socialisation of the Housing Sector whereby easier terms and conditions are to be granted to the public at large.
- (ii) Directive of His Excellency the Military Governor on Agbowo Shopping Complex, stipulating construction to commence next month - reference your letter No.SP/S.86/T/9 of 23rd August, 1976.
- (iii) Directive on Federal Housing Scheme by His Excellency the Military Governor as contained in your letter No.SP/S.1/1/500 of 24th August, 1976.
- (iv) Directive at the last Treasury Board by His Excellency the Military Governor on laying out of Estates with emphasis on availability of plots with infrastructure rather than direct construction of houses. This has implications for staff in the areas of Town Planning, Surveys and various Engineering Technicalities.

pls. See p.108

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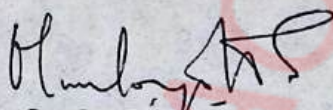
3. On the one hand we attach detailed comments on the structure proposed in the Ajobo Report. We feel that its implementation should be effected only after a thorough exchange between the Board and the various relevant Government Ministries. It will probably be a good thing to continue to work for the rest of this financial year on the basis of the current structure which is itself less than a year old. It must be pointed out that a glaring omission in the Ajobo Report is the exclusion of the current structure. Indeed only two Organisational Charts were attached and considered; the old Western Nigeria Housing Corporation Chart and the proposed Ajobo Chart. The current structure was constructed at the inception of the Oyo State Housing Corporation and is probably a better approximation in terms of the immediate needs of the Property Development Corporation as at present conceived and directed.

4. For our various projects to take off smoothly in view of the newness of the Corporation, there is a great urgency to get our Estimates approved. Indeed since the inception of the Corporation on 1st July, 1976, the Board had addressed itself closely and continuously to the initial problems of the draft legislation, appropriate structure, physical programme and draft estimates. The staffing situation is very critical when seen in contrast to the expanding physical targets being set. The implication of all this for the executive capacity of the Corporation have been considered by the Board. In fact it was at the tail end at the process of reviewing our structure and Estimates that we suddenly got instructions to switch on to the Ajobo Structure. We believe that the structure suggested in the Report is essentially incompatible with the sheer magnitude and scope of direction and the jobs imposed on the new Corporation. We believe that the Government is anxious to see that we as their Agent, attain set targets subject to the minimum of further externally imposed structural constraints.

5. We have taken care to attach as an Annexure to this letter a copy of some of our detailed comments on the Report. We will be very grateful if you will examine them critically. The sum total of our request is that you should kindly approve that pending further deliberation on the changes that may subsequently be considered necessary in the management structure of the Corporation the Ministry of Finance should in the meantime be allowed to consider the Personal Emoluments component of our Draft Estimates in the context of the current structure. The exercises that will precede the budget for the next financial year in any case are likely to elicit all round renovation of the machinery of Government and its Agencies. We would like the current structure retained for the time being in the interest of stability, efficiency and effectiveness. In terms of the remaining half of this financial year and in view of the fact that all other aspects agreed to at the Ministry of Finance are acceptable to the Corporation, we believe no harm will be done by a little delay. We wish to point out that despite the rapid expansion dictated by the physical targets set, the difference has been minimised considerably and is only of the order of 0.2 million naira. On the other hand, we wish to point out that the issue of Personnel affects our operations very much. Our executive capacity depends largely on our administrative and technical supervisory staff strength. More than a good fraction of our jobs is contracted out. This calls for continuous monitoring and efficient supervision. We ignore other demands such as having to initiate projects which on the long run should render the Corporation financially self-sufficient.

6. In the light of further examination of the Ajobo Report and its relative timing with respect to this particular Corporation bearing in mind the physical targets as well as other internal reasons already adduced therein, you may wish to direct that the Ministry of Finance be permitted to consider our draft Estimates as far as Personal Emoluments are concerned on the basis of our current management structure.

Thanks.


(V. O. S. Olunloye)
CHAIRMAN

Enc.

P/S,

We have indicated to the Ministry of Finance that we are approaching you on this specific issue. A copy of our letter to them is attached.

ARCHIVES OF OYO STATE

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PROPERTY DEVELOPMENT CORPORATION

OYO STATE

Corporation Comments on the Proposed Staff Structure and
Estimates 1976/77 for the Corporation

We have examined the Staff Structure suggested by the Ministry of Establishments and Training together with the report on same which was forwarded to us under cover of your letter No. SP/C.203/195 of 21st September, 1976 and it is our belief that the new Structure should be shelved pending further detailed consideration. Our reasons for this are as set out below in seriatim.

2. It is observed from paragraph 2 of your letter under reference that this Corporation was given a week within which to prepare a comprehensive budget based on the staff structure suggested by the Ministry of Establishments and Training. This Corporation is of the view that in such an important matter it should be given an opportunity to feed back its reaction to the proposals. It is important to note that the law gives the Corporation some measure of autonomy to manage its own affairs subject to certain general and special Ministerial directives. Structure by itself has far-reaching implications for efficiency and effectiveness of the Corporation. We believe the nature and extent of physical targets fundamentally induce certain kinds of structure if not excluding others. The Corporation feels that the physical targets having been set and having been confirmed in recent fresh directives on the mortgage operations system, intensified prosecution of the Federal Housing Scheme and Property development like Agbowo Shopping Complex, Laying out of new Estates etc, it is absolutely undesirable at this point in time that the Corporation should be forced into a strait-jacket by being compelled to operate on a particular staff structure.

Modus Operandi - Paragraph 2 of the Report: A serious Omission

3. It is observed from paragraph 2 of the Report that the data collected from the Corporation were not sufficiently complete to allow for an accurate assessment of the problems of the Corporation.

The same error is further amplified in paragraph 5 of the Report where mention was made of the Federal Housing Scheme in isolation as if it were the only urgent project of the Corporation. The data obtained did not include the draft Edict for the Property Development Corporation which set out the intended functions and powers of the new Corporation and the financial policy. The current staff structure was amazingly omitted. More will be said on this later.

Paragraphs 4 and 5:

4. The Report itself is defective in certain material details. For instance paragraph 5 of the Report talks of functions whereas what was set out in extenso were powers and not functions.

Paragraph 6:

5. The figures contained in paragraph 6 of the Report are wrong. They have since been revised upward by His Excellency, the Military Governor of Oyo State Government following directives from the Head of State and Commander-in-Chief.

Paragraph 7:

6. This paragraph refers to additional functions. The said additional functions have not been clearly and completely set out. Mention of Ibadan and Oshogbo industrial estates were made whereas the activities of the Corporation now mandatorily cover the whole State. It is incomplete because there are other additional responsibilities which are implied by the Government's directives and which only a close study of the Corporation's circumstances would reveal. No mention has been made of the Corporation's mortgage operations, just to cite an example.

Paragraph 8:

7. This paragraph points to analysis of the data collected. The data collected are not complete. The Report is vitiated by the incompleteness of the data.

Paragraph 9:

8. From the impression gathered what has been referred to as "long and exhaustive discussions" is in fact about an hour's discussion on a handful of issues raised. Structure involves policy and hence the Board, management apart.

Organisation Structure - Paragraph 10:

9. It is observed that one entire Organisation structure was omitted

that is the Structure approved by the former Board of the Corporation and the Treasury Board in April, 1976. This structure is attached. At the time of the inquiry the General Manager informed the team from the Ministry of Establishments and Training of the current organisation chart, that is the one which the Corporation is operating since the inception of Oyo State Housing Corporation. Without any reference to this Structure, the Corporation is of the view that the collection of the information is deficient. The Corporation is also of the view that in a result-oriented sector of the public service such as a Corporation where physical targets are set, an over-centralised structure like the one in Annexure to the Report would be highly undesirable. A flatter structure will be more appropriate in trying to secure an optimum level of decentralisation. For purposes of discussion here we may as well define the depth of an organisational chart as the number of managerial levels in a maximal chain of command. What the proposed Structure in effect does is to increase the depth from four to an undesirable level of six. Our concept of depth is to span of control what the vertical is to the horizontal. The point here may be succinctly made by quoting from "The Reality of Management" by Rosemary Stewart -

"The structure of the company will help to encourage or discourage decentralisation. A flat organisation which has a small number of managerial levels will encourage it because responsibilities would be divided between fewer levels and because managers with a wide span of control will have less time to supervise their subordinates."

The more recent organisation chart which the Corporation has found to be germane to its operation also has depth four and span five.

Paragraph 11:

10. This paragraph deals exclusively with the number of divisions working up to the General Manager without in fact, paying adequate attention to the depth of the organisational chart. Concerning the proposed divisions there are:-

- (1) Finance, Administration and Legal Division
- (2) Works and Estate Division.

This appears to be a rather rudimentary partitioning of the Corporation activities on a Line/Staff basis. The grouping is incongruous

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Following the preliminary Line and Staff partitioning further division is absolutely necessary. What is desirable is for the General Manager to have a firm control and effective view of the operations of the Corporation and in this respect therefore it appears more important to minimise the number of levels rather than the number of Divisions. This point is of course subject to the control of span principle as applied to the General Manager. It should be noted that the span of control principle is satisfied by the current organisation chart.

Paragraph 12:

11. It is further noted in paragraph 12 of the Report that emphasis has been placed on the number of officers reporting directly to the General Manager having been reduced to two ostensibly in a manner compatible with the effective management of the Corporation. In a result-oriented Corporation with firm directives on physical and time targets effective execution of orders issued by the General Manager direction would appear to be rather more important. It is doubtful whether the assertion in paragraph 12, second sentence, concerning delegation to officers in the second level is correct in principle. The last sentence of paragraph 12 of the Report includes a principle which we certainly agree with but which has not been applied faithfully in drawing up the suggested organisation chart. Under the suggested chart the General Manager has available to him only two Heads of Divisions to whom he could delegate. Bearing in mind the potential saturation level of each individual one would hasten to add that the tendency is for the new structure not to increase the absolute quantum of delegation.

Paragraph 13:

12. In paragraph 13, the Line and Staff partitioning eventually arrived at seems to have emanated from projects partitioning at the time when the post of General Manager was being considered. The statement made on the Federal Housing Scheme is not correct and is as of now completely off the mark. The construction of 250 (two hundred and fifty) bungalows was virtually completed by 31st March, 1976 and over N5 million of Federal Government's had by then been expended on the project. In view of the facts now adduced one

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wonders why no post at level 14 was not approved. This serious fact may be further reinforced by pointing to paragraph 22 of the former Western State Establishments Circular No.5/1975 which inter-alia says that ".....all officers who, prior to 1st October, 1975 held substantive posts in Salary Grade Level 13 will, with effect from this date, move up to Salary Grade Level 14."

Paragraph 14:

13. In respect with comparison with the old Western State, it should be realised that the effect of the geographical extension of the Corporation's activities far outstrips the effect of confinement to Oyo State. There are in fact now more areas of activities than before. The increased scope of the Corporation should also be borne in mind. Further emphasis needs to be laid here that an intensified Federal Housing Scheme is not the only source of increased activities in the Corporation. Other areas are the new mortgage system following the Federal Government White Paper on the Rent Panel and the Anti-Inflation Task Force as well as the Property Development such as the Agbowo Shopping Complex. Comparison with Ondo and Ogun State Housing Corporations can well be invidious. In principle this is a form of relativisation which should be avoided as much as possible. Intrinsic judgment needs to be made based on establishment principle especially when of Federal origin. We wish to point out that His Excellency, the Military Governor of Oyo State has pointed out the danger of comparison with Ondo and Ogun States. Finally, the comparison is materially erroneous since Heads of Divisions in Ogun State Housing Corporation have been granted Salary Grade Level 14. For the above reasons therefore we will like a serious consideration and approval of Salary Grade Levels 16, 15 and 14 as in any A Corporation. In fact a more pertinent point is that the Ondo and Ogun States run Housing Corporations whilst ours is a Property Development Corporation.

Paragraph 15:

14. Paragraph 15 of the Report concedes that the grading of the post of General Manager needs revision in due course. The Board of the Corporation firmly believes that this is the time for review. The Permanent Secretary, Ministry of Establishments and Training (Mr. Ajobo) wrote inter-alia:-

".... If the trend in the expanding scope of the Corporation's operations which I have observed continues and at a fast rate, the time will not be long before the grading of the post is reviewed. This may well be in the next financial year. But until then the grading has to remain as GL.15. Consequently

those of the second and third levels of management would also have to remain, for the time being as GL 14 and 13, respectively....."

We believe strongly that this is the time to review these gradings most particularly because of the Federal Government clear statement that the new emphasis on housing activities is conceived of as on a continuing basis even beyond the current plan period. It is probably more accurate to compare with the Lagos State Property Development Corporation. The Corporation's attached advertisement for Lagos State Property Development/General Manager shows the level 16 salary. We hope these two issues of level 14 and level 16 are noted.

Staff Complements - Paragraph 16:

15. The Corporation has prepared revised Estimates as from 1st October 1976 to 31st March, 1977 to reflect the current thinking of the Corporation and which also reflect the various directives on targets from the Office of the Military Governor after due consultation with officials of the Ministry of Finance and Economic Development. The magnitude of the physical target to be achieved makes it imperative to have the number of officers stated in the said budget. This document has been produced as a result of consultation and discussion with the Ministry of Finance and the final form is with them. The Board of the Corporation will like these Estimates approved and funds released immediately. This point has been strenuously made to His Excellency, the Military Governor when the entire members of the Board of the Corporation chose to visit him on the 28th September, 1976. We attach a copy of His Excellency's speech to us.

Financial Implications - Paragraph 19:

16. A new budget negotiated with the Ministry of Finance and Economic Development is attached. Since this matter is of considerably significance by virtue of His Excellency, the Military Governor's directive we will be grateful if you will give permission that the Ministry of Finance and Economic Development should approve our budget as negotiated with them relative with the current structure whilst at the same time changes of structure are being worked out for the purpose of the next financial year.

17. Both the officials of this Corporation and the Ministry of Finance and Economic Development, Ibadan met on 30th September, 1976 to discuss the Corporation's revised draft Estimates for the last six months of the

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current financial year. At that meeting the Corporation's officials made it clear that at the time when the Ministry of Establishments and Training was drawing up the proposed staff structure the extent of the functions of the new Corporation was not known and as such the proposed structure would not be suitable to the Corporation and that the Corporation would be making representation to you for shelving the proposed structure. After some discussion and pruning down of some votes, the officials of the Ministry of Finance and Economic Development indicated their preparedness to recommend to Government that this Corporation be financially assisted in the following critical areas to enable the Corporation take off:-

- (i) Subvention from Government for the last six months of the Current Financial Year i.e. October 1976 to March, 1977:
 - (a) Head II, Recurrent Expenditure
 - Personal Emoluments for six months, October 1976 to March 1977 (based on Corporation's structure as in the attached Estimates) N540,400
 - (b) Head II, Recurrent Expenditure -
 - Other Charges.....N462,110
 - (c) Head III, Subhead 16 - Investigation Survey and Consultancy Fees (Transferred from Other Charges) N100,000 N562,110
- (ii) Grants from Government for the following Capital Expenditure - Head III
 - (a) Subhead 1 -
 - Mortgage Loan - Non Corporation Houses N1,500,000
 - (b) Subhead 2 -
 - Mortgage Loan - Corporation Houses 250,000
 - (c) Subhead 15-
 - Investigation, Survey and Consultancy Fees (New Towns and Modern Markets) - transferred from Other Charges, Head II 100,000
 - (d) Subhead 32 -
 - Construction Machineries (Road Rollers, Bull-dozer, Concrete Mixers, Block making machines Grader, Bow Loader

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and Dumpers)	N850,000
(iii) Soft loan of N4 million as an initial amount to finance Agbowo Shopping Complex. This loan will enable the project to take off and the Corporation to pay the Consultants who have submitted designs of the project. As soon as the ownership of the project is determined the terms and conditions of the loan will be determined. (The Corporation is already negotiating for a loan of N30 million from the National Bank of Nigeria Limited to finance this and other Corporation's projects).	<u>N4,000,000</u>
Total :-	<u>N7,936,415</u>

18. As already pointed out in the brief on the Corporation's revised draft Estimates 1976/77, the new Corporation has low working capital at present and most of its former sources of revenue have been lost. These include ground rents from Ikeja Industrial and Residential subleasees, revenue from Ikeja Trade Effluent Disposal Plant and the Savings Scheme. To enable the Corporation carry out Government directives there is urgent need to inject sufficient funds as working capital into the Corporation to enable it execute the following projects in respect of which your Office has already passed to the Corporation specific directives of most urgent nature:-

(1) Federal Housing Scheme -

Following the meeting with His Excellency the Military Governor and the amended Federal Government directive the Corporation is expected to construct 2,000 housing units in the remaining half of the current financial year. This is by far more than the 250 housing units put up-to-date. Please refer to your letter No. SP/S.1/1/500 of 24th August, 1976.

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(2) Agbowo Shopping Complex -

In a letter No.SP/S.86/T/9 dated 23rd August, 1976 from your office, the Corporation was directed to commence construction of the building of the proposed Agbowo Shopping Complex within three months from August, 1976. This project is estimated to cost N12 million. The design of the proposed complex has been submitted and a total sum of N622,301.90 is due to be paid to four consultants. This amount does not include fees for the supervision of the project during construction. The Corporation is already negotiating for a loan with interest repayable over a specific period of time from the National Bank (Nigeria) Limited to finance the project. In the meantime; the Corporation would require a soft loan of N4 million at 2% repayable in 7 years with 2 years' moratorium from Government to carry on with the project. The officials of the Ministry of Finance and Economic Development indicated their preparedness to support the said loan and in fact suggested terms and conditions.

(3) Reduction of Interest Rate on Mortgage Loans from 8½% to 3%

In a letter reference No.SP/S.416/67 of 14th January, 1976, your office has directed that terms and conditions for granting of mortgage loans should be liberalised in accordance with the Federal Government's directive emanating from the report of the Rent Panel and the earlier first report of the Anti-Inflation Task Force. The reduction of interest rate on mortgage loans from 8½% which the Corporation had been charging before to 3% will naturally attract more applicants to apply for mortgage loans. The Corporation will require substantial amount to operate the Scheme and additional staff. The Corporation will require a total sum of N1,750,000 as provided for under Head III, Sub-heads 1 and 2 - to operate this Scheme in the remaining six months of the current financial year. The officials of the Ministry of Finance and Economic Development have also expressed preparedness to recommend that this amount be given to the Corporation by way of grant.

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19. Apart from the above, the Corporation is also extending its activities to all the Divisional Headquarters of the State.

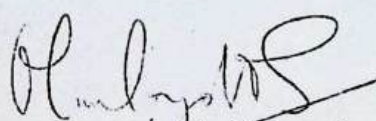
20. In view of the foregoing it will be appreciated if:-

(i) Government can release a sum of N7,802,510 the breakdown of which is as follows pending the approval of the Corporation's revised draft Estimates 1976/77:-

- (a) Subvention to meet items as detailed in paragraph 17(1) N1,102,510
- (b) Grant for Capital Expenditure as detailed in paragraph 17(ii) N2,700,000
- (c) A soft loan of N4 million as detailed in paragraph 17 (iii) N4,000,000

N7,802,510

(ii) The Corporation's revised draft Estimates 1976/77 drawn up for the remaining SIX months of the current financial year already discussed with the officials of the Ministry of Finance and Economic Development can be approved.


(Dr. V. O. S. Olunloyo)
CHAIRMAN

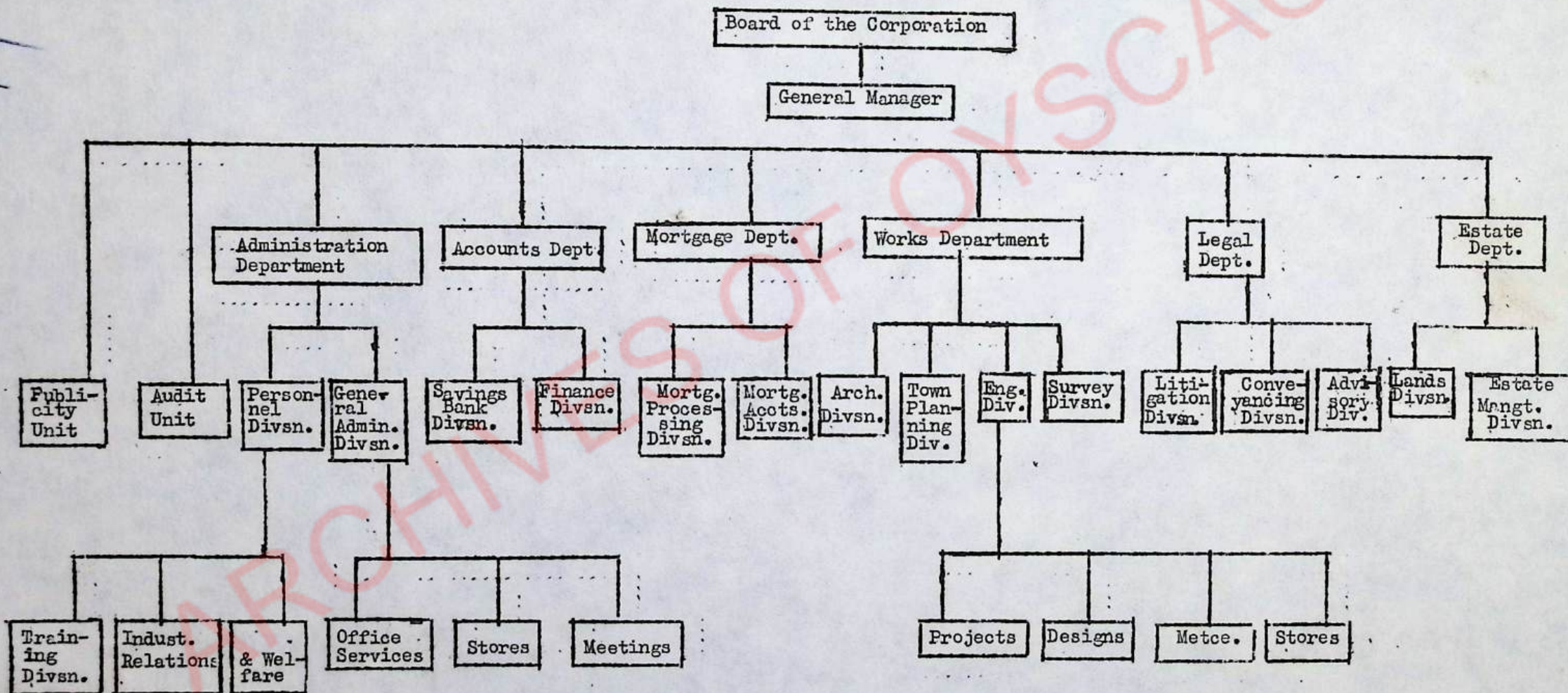
20TH OCTOBER, 1976

ARCHIVES ONLINE

WESTERN NIGERIA HOUSING CORPORATION

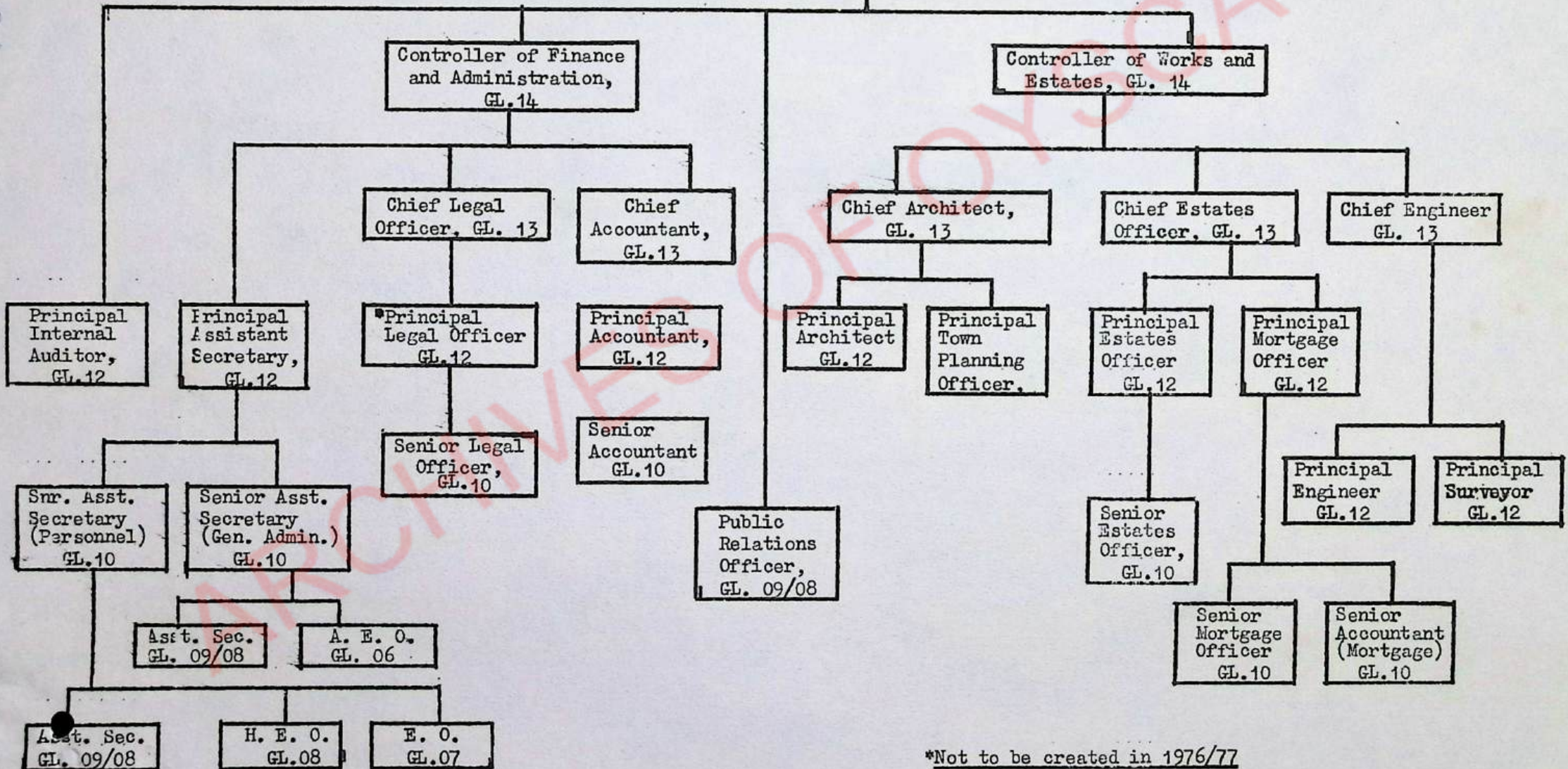
ANNEXURE I

ORGANISATION CHART



PROPERTY DEVELOPMENT OF OYO STATE
PROPOSED ORGANISATION CHART

General Manager, GL.15



*Not to be created in 1976/77

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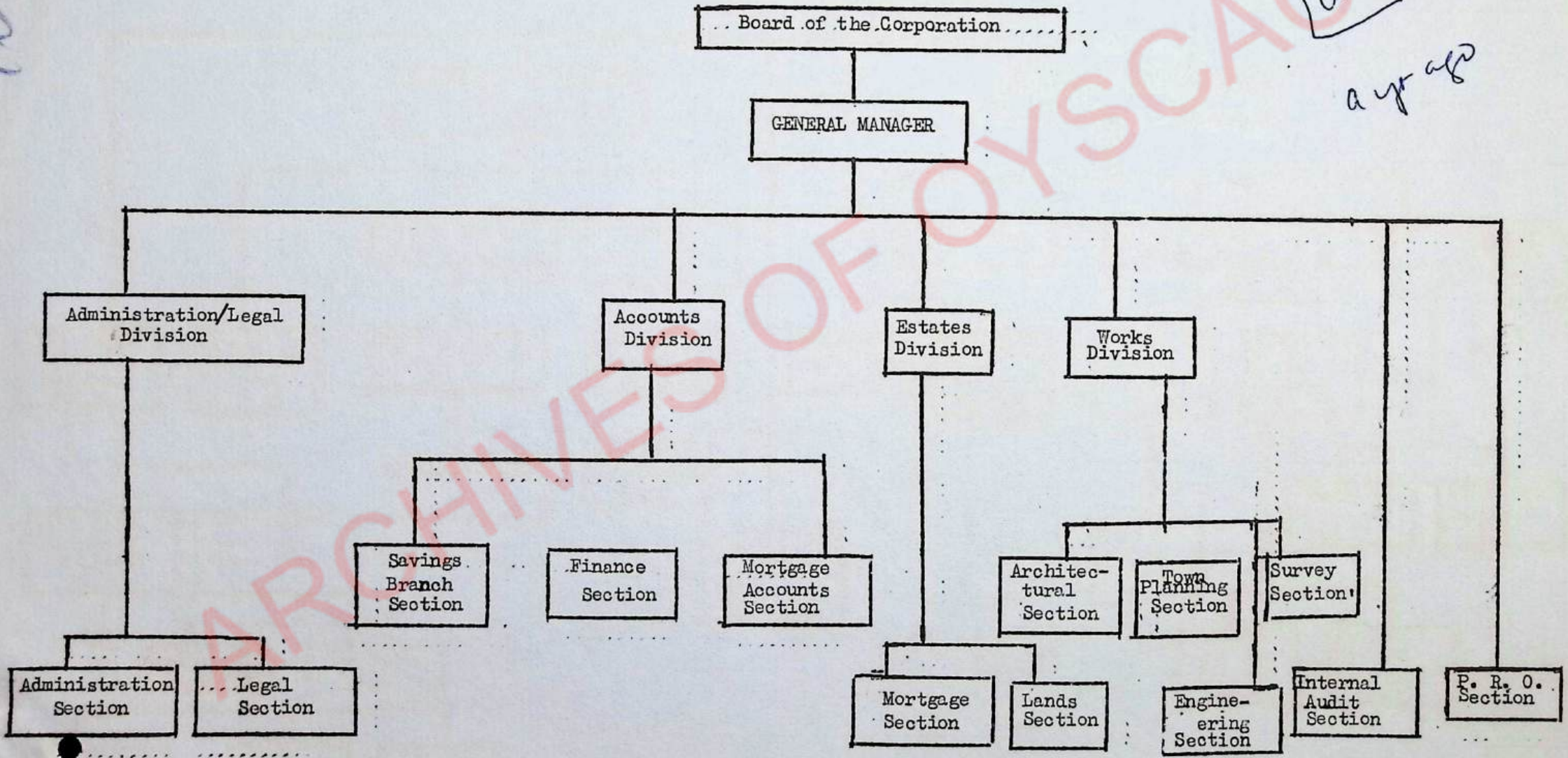
OYO STATE HOUSING CORPORATION

ORGANISATION CHART

III

Current

a yr ago



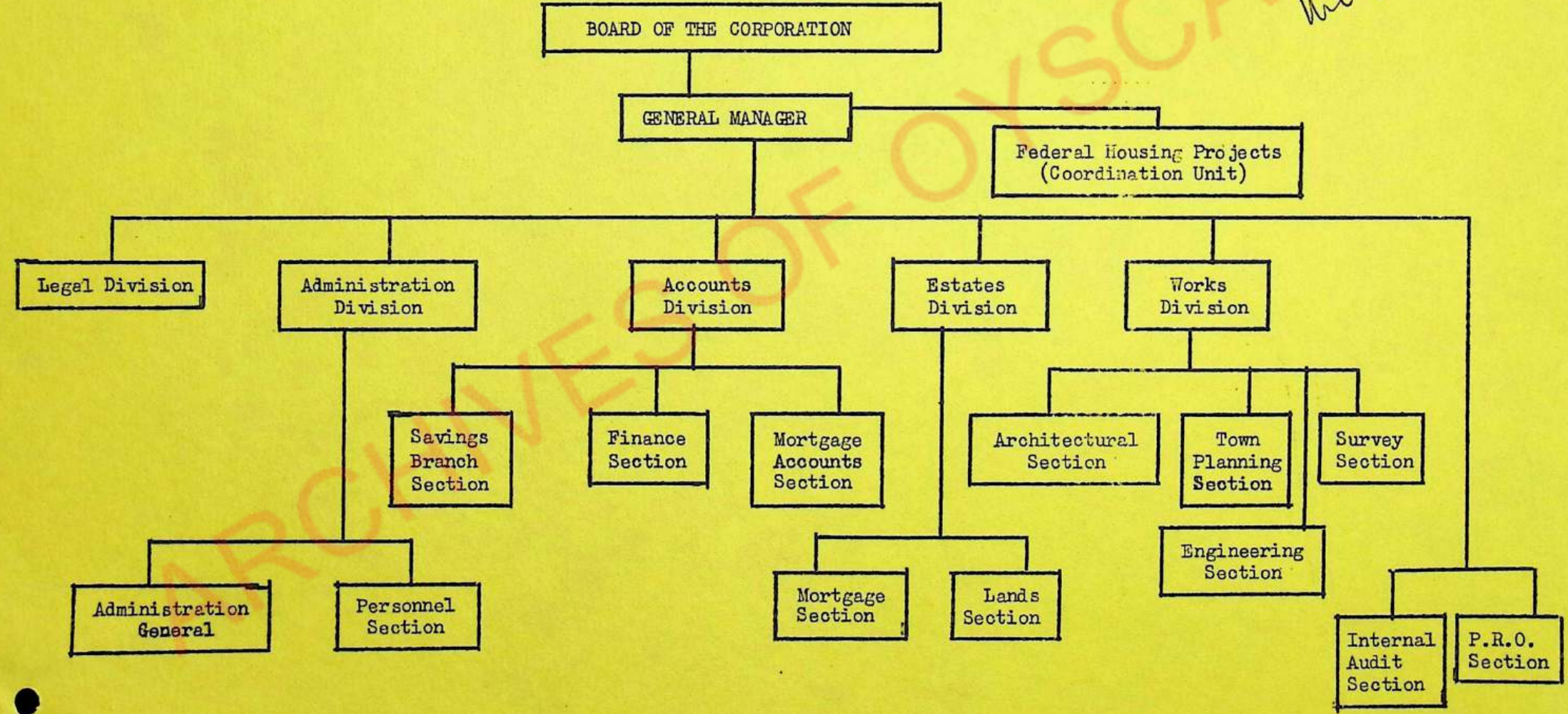
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VI

PROPERTY DEVELOPMENT CORPORATION OF OYO STATE

ORGANISATION CHART

WESCAG
M.E. 9/14/77



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REPORT ON STAFF STRUCTURE FOR THE
PROPERTY DEVELOPMENT CORPORATION OF OYO STATE
(P.D.C.O.S.)

BY

E. A. AJOBO,
Permanent Secretary,
Ministry of Establishments
and Training.

AUGUST, 1976

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Our Ref. No. E.195/63

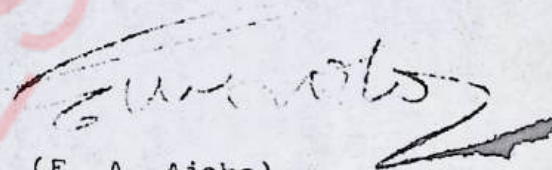
Ministry of Establishments
and Training,
Ibadan,
Oyo State.

19th
~~20th~~ August, 1976

The Secretary to the Military
Government and Head of Service,
Office of the Military Governor,
Ibadan,
Oyo State.

Report on Staff Structure for the Property
Development Corporation of Oyo State: 1976/77

With reference to your endorsement No. SP/C.119/05A of 6th July, 1976 requesting me to look into the organisation structure of the Property Development Corporation of Oyo State and to advise on the requisite staff establishments, I have now completed the exercise and my report is respectfully submitted herewith.


(E. A. Ajobo),
Permanent Secretary.

ARCHIVES OF OYO STATE

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REPORT ON THE STAFF STRUCTURE FOR THE PROPERTY
DEVELOPMENT CORPORATION OF OYO STATE

TASK:

By his endorsement No.SP/C.119/05A of 6th July, 1976, the Secretary to the Military Government and Head of Service directed that the organisation structures of Oyo State Corporation/Boards, including the Property Development Corporation be examined and recommendations submitted on the requisite staff establishments

MODUS OPERANDI:

2. A team of senior officers from the Public Service Review Implementation Secretariat in the Ministry of Establishments and Training was sent to the Property Development Corporation of Oyo State to collect the following data:-

- (a) the law establishing the former Western Nigeria Housing Corporation;
- (b) the organization charts of the former Western Nigeria Housing Corporation and of the present Property Development Corporation of Oyo State;
- (c) fairly detailed description of the functions of each Division of the Corporation;
- (d) the 1975/76 Approved Estimates of the Western Nigeria Housing Corporation;
- (e) the 1976/77 Estimates of the Property Development Corporation of Oyo State as approved by the Treasury Board;
- (f) the Staff Nominal Roll of the Corporation;
- and(g) papers on the Federal Government's Housing Scheme.

3. Background Details:

The Western State Housing Corporation (originally designated as Western Region Housing Corporation) was established under the Western Region Housing Corporation Law Cap. 12 of 1958 with the major objective of 'increasing the availability, in the former Western Region of dwelling houses for acquisition by members of the public'. The terms of the law were subsequently amplified under the authority of the Western Nigeria Housing Corporation (Amendment) Law No. 2 1964 as follows:

'to promote the establishment or expansion, or enter into agreements with any person for the promotion of the establishment or expansion, of companies or other bodies, which shall have any or all of the powers conferred upon the Corporation under this Law, to carry on activities for the purpose of effecting the functions of the Corporation, either under the control or partial control of the Corporation or independently!.

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4. In pursuance of this objective, the Corporation was conferred with the following powers:

- (a) to undertake the development, construction and management of housing estates;
- (b) to construct and maintain dwelling-houses and other buildings that are necessary or desirable for the performance of the functions of the Corporation;
- (c) to provide and maintain roads, footways, bridges, drains, sewers and water courses for or in connection with any housing estate or building owned, constructed or managed by the Corporation;
- (d) to acquire, construct, maintain or repair any work, plant or apparatus necessary or desirable for the provision of electrical, water or sanitary services for or in connection with any housing estate or building owned, constructed or managed by the Corporation;
- (e) to sell, let or otherwise dispose of any land vested in the Corporation upon such conditions as the Corporation thinks fit, (including conditions as to payment of the consideration upon deferred terms);
- (f) to enter into agreement with any person
 - (i) for the supply, construction, manufacture, maintenance or repair by that person of any property, movable or immovable, that is necessary or appropriate for the purposes of the Corporation;
 - (ii) for the provision by that person of any services that may be provided by the Corporation;
- (g) to enter into agreements with any person for the management by that person of any housing estate owned by the Corporation;
- (h) to enter into and carry out agreements with any person for the development, construction, maintenance or supervision by the Corporation of housing estates dwelling or other buildings;
- (i) to prohibit, control and regulate the presence of any person or vehicle or thing on any premises occupied by the Corporation;
- (j) to make, draw accept or endorse negotiate instruments;
- (k) to buy and sell movable property;

(1) subject to such terms and conditions as the Corporation may deem fit to impose generally or in any particular case, to make advances of money in the discharge of its functions under section 6 on the security of a mortgage of land in the Region either with or without collateral security of the following classes:-

- (i) a charge upon a policy of life assurance;
- (ii) a guarantee given by an assurance company;
- (iii) a charge given upon any stocks, shares, or security for the time being authorised by law for the investment of trust moneys.

5. In addition to the functions enumerated above, the Corporation was also invested with additional functions in connection with the execution of the Federal Government's Housing Programme under which it was required to construct several thousand housing units in various parts of the then Western State within the current 5-year Development Plan period.

6. The team held discussions with the new Chairman of the Corporation and the Acting General Manager. The former informed them that the responsibility of the Oyo State Property Development Corporation under the Federal Government's Housing Scheme was of the order of 7,500 housing units within the current Development Plan period. Of this number, 250 units have been constructed in Ibadan, leaving a balance of 7,250

7. The team was also informed that following the transformation of the Corporation to the Property Development Corporation, the Corporation had been conferred with additional responsibilities in connection with property development. These include:-

- (i) establishment of new towns;
- (ii) development of the Ibadan residential, industrial estate and the Oshogbo Industrial Estate;
- (iii) development of modern marketing complexes in urban areas of Oyo State;
- (iv) development of shopping centres all over the State;
- (v) development of recreational parks and amusement centre at the Race Course, Ibadan.

8. Following their discussions with the Chairman and the Acting General Manager of the Corporation, and the analysis of the data collected, the team produced a report recommending what they considered to be suitable organisation structure and staff complements for the Corporation for the current financial year.

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9. The Team's Report formed the basis of the long and exhaustive discussions that I later held with the Acting General Manager.

COMMENTS AND RECOMMENDATIONS:

Organisation Structure:

10. The organisation structure of the old Western Nigeria Housing Corporation is presented in the chart in Annexure 1 to this Report, while the structure which, in the light of my examination of the relevant data and my discussion with the Acting General Manager, I recommend for the Property Development Corporation of Oyo State is reflected in the chart in Annexure 11.

11. The Organisation Chart in Annexure 11 provides for the following four Divisions working up to the General Manager:-

(i) Finance and Administration Division:

This Division takes charge of the Administrative support services in the Corporation. It is headed by the Controller of Finance and Administration who will co-ordinate the following three Branches:-

(a) Personnel and Administration Branch:

which deals with the Board's meetings, personnel management and general administrative matters in the Corporation

(b) Legal Branch:

which deals with all legal matters in the Corporation;

and (c) Accounts Branch:

which deals with all Accounting work in the Corporation.

This arrangement is analogous to the post-Udoji arrangements in the Civil Service where a Secretary for Finance and Administration co-ordinates the Finance, Establishments, Accounting and General administrative functions (i.e. the administrative support services) in a Ministry.

(ii) Works and Estates Division:

This is the main professional Division in the Corporation. It is headed by the Controller of Works and Estates, who will co-ordinate the following three Branches:

(a) Architectural Branch:

which deals with all architectural and town planning work in the Corporation.

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- (b) Estates Branch:
which deals with estate management and mortgage transactions in the Corporation.
- and (c) Engineering Branch:
which deals with all engineering and survey work in the Corporation.
- (iii) Internal Audit Division:
which handles the pre- and post-payment audit of expenditure in the Corporation and also checks all stores and equipment purchased.
- (iv) Public Relations Unit:
which deals with the public relations functions in the Corporation.

12. With the above grouping, the number of officers reporting directly to the General Manager is reduced to the minimum, compatible with effective management of the Corporation. The General Manager is not only able to delegate to officers of the appropriate ranks in the second level of management, but he is also able to devote adequate time to policy, long-range planning and other important tasks which constitute the real responsibilities of a Chief Executive. The need for delegation will assume increasing importance as the activities of the Corporation, including those in respect of the Federal Housing Scheme, continue to expand and to make increasing demands on the time and attention of the General Manager.

Gradings of Senior Management Posts:

13. The former Western Nigeria Housing Corporation was one of the Corporations whose General Managers were graded in GL.15 in the former Western State in the White Paper on the Udoji Report. The structure approved for the Corporation at the senior management level is as follows:-

First Level	...	GL.15
Second Level	...	GL.14
Third Level	...	GL.13

The first level is the post of General Manager, graded in GL.15. There was however no post graded in GL.14 in the Corporation. This was because when the Udoji Commission's grading exercise was carried out, the data made available by the Corporation indicated that the Corporation had been assigned the responsibility for managing the Federal

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Government's Housing Scheme in the Western State. It was apparent then that when the scheme had been fully established, the volume of work involved would be as large as, if not larger than, the volume of the Corporation's normal operations. In such a situation, provision was usually made for two or more posts of "Co-ordinators" e.g. Deputy General Managers, to assist the General Manager in co-ordinating a number of Divisions. In the case of this Corporation, it was envisaged that there would be need for at least 2 Deputy General Managers - one to assist the General Manager in co-ordinating the normal activities of the Corporation in respect of the old Western State, and another Deputy General Manager to assist in co-ordinating the activities in respect of the Federal Government's Housing Scheme. The Federal Housing Scheme did not, however, take off as was originally envisaged, and the Corporation was therefore pre-occupied mainly with its normal activities up to 31st March, 1976. Consequently, the Corporation could not have any of its posts graded in GL.14.

14. The Acting General Manager made representations in support of the upgrading of the post of General Manager from GL.15 to GL.16 and those of the second and third levels from GL.14 and GL.13 to GL.15 and GL.14 respectively. I, however, find myself unable to support the proposals at the present time, for the following reasons:-

(a) Comparison with gradings in the former Western State:

The post of General Manager in the former Western State was graded in GL.15. Following the creation of States, the Corporation had to shed responsibility for the Industrial Estates at Ikeja as well as its activities in areas which now come within the jurisdiction of Ondo and Ogun States. While the activities shed as a result of the creation of States may, in course of time, be offset by the intensity of activities within Oyo State, including those in respect of the Federal Government's Housing Scheme as well as those arising from the additional functions set out in paragraph 7 above, it seems rather difficult for one to support the upgrading of the post of the Chief Executive at this point in time.

(b) Comparison with gradings of corresponding posts in Ondo and Ogun States:

While this State is not necessarily bound by what gradings are assigned to posts in Ondo and Ogun States, cognizance cannot but be taken of what happens in those States because of the historical connections of the three States. In reply to my enquiries to the Office of the Military Governor in each State, I was informed that the kind of detailed review which we are currently carrying out in this State has not been undertaken there. But, for the time being, the post of General Manager of the Housing Corporation in both States is graded in GL.15.

15. As indicated in sub-paragraph 14(a) above, the grading of the post of General Manager of this Corporation would need to be reviewed in due course. If the trend in the expanding scope of the Corporation's operations which I have observed continues and at a fast rate, the time will not be long before the grading of the post is reviewed. This may well be in the next financial year. But until then, the grading has to remain as GL.15. Consequently, those of the second and third levels of management would also have to remain, for the time being, as GL.14 and GL.13 respectively. Either of the two Controllers could, subject to suitability, be considered for the post of General Manager, since at these levels, the main pre-requisite is competence in management, rather than any particular professional discipline.

16. When the activities of the Corporation expand, the post of Head of the Personnel and General Administration Branch would merit upgrading to GL.13. As regards the Internal Audit Unit, until the situation justifies the provision of a higher post, the Principal Internal Auditor, like the Principal Accountant, would be eligible for consideration for promotion to the post of Chief Accountant, GL.13.

Staff Complements:

17. In the course of my discussion with the Acting General Manager referred to in paragraph 9 above, every post in every Branch of the Corporation was examined critically. Annexure III to this Report sets out, in juxtaposition, the provision made in the 1975/76 Estimates of the former Western Nigeria Housing Corporation, the Establishments embodied in the Corporation's Estimates for Oyo State which were considered by the Treasury Board at its last meeting and the Revised

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Establishments which, in the light of the detailed review that I have carried out and my discussion with the Acting General Manager, I have proposed for 1976/77.

18. Although brief notes on specific posts requiring special comments are provided in the 'Explanatory Details' attached to Annexure III, I would, nonetheless, like to furnish hereunder further general comments on the staffing of each unit of the Corporation reflected in the Annexure:-

(i) Chairman and Board Members:

As indicated in the explanatory details on Serials 1 and 2 of the Annexure, I understand that there is a proposal in the Office of the Military Governor to review the remunerations of Chairmen and Members of Statutory Corporations and Boards in Oyo State. The financial provisions shown against these Serials may probably have to be modified in the light of Executive Council's decision on the review.

(ii) Internal Audit Section

The Internal Audit Unit is usually one of the most important arms of any organisation. The staff of the Unit carry out not only the pre- and post-payment checks of payment vouchers but also, in this as in most other Corporations, audit records of stores and equipment purchased in any Division or Branch of the Corporation. The areas in which the audit staff of this Corporation would operate include:

- (a) The normal capital and recurrent expenditure of the Corporation;
- (b) The Mortgage loans accounts;
- (c) The savings scheme;
- (d) The Federal Government's Housing Scheme; and
- (e) The records of stores and equipment.

These are areas in which large sums of money are spent or received. And if the incidence of fraud is to be minimized, the Corporation must be equipped with a strong Internal Audit Unit, whose head reports directly to the General Manager and, through him, to the Board. Having regard to the scope of the Corporation's operations now and in the immediate future, the Internal Audit section should be headed by a professionally qualified officer of the rank of at least a Principal Accountant, GL. 12. When the activities of the Corporation expand, particularly as the Federal Government's Housing Scheme takes further strides and the additional

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functions assigned to the Corporation, vide paragraph 7 above, takes off, the status of the head of the Internal Audit Section would have to be reviewed, along, ^{of course,} with those of other Senior Management Posts including the General Manager's. But in the meantime, a grading in GL. 12 is considered to be adequate. However, comparing his work-load with that of the Chief Accountant of the Corporation, who is graded in GL. 13, ^{he} rates one grade level below the latter. Since the staff of the Internal Audit Section have very much the same professional background as those in the Accounts Branch, officers in one Branch will be eligible for consideration for promotion to the other Branch, and vice versa.

The Principal Internal Auditor will be assisted by the team of senior staff in Serials 10 - 12 of the Annexure.

(iii) Finance and Administration Division

(a) Controller of Finance and Administration,
GL. 14:

This is a proposed new post on which I commented in paragraph 11 above. The holder of the post represents the second level of management and he will co-ordinate the entire administrative support services of the Corporation.

(b) Personnel and Administration Branch:

This Branch is to be headed by a Principal Assistant Secretary, GL. 12. In addition to covering the minutes of the Board, he will also be responsible for personnel and general administrative matters. The latter functions, as indicated in the organisation chart in Annexure II, are constituted into two units each headed ^{by} a Senior Assistant Secretary, GL. 10. Having regard to the work-load of the Head of this Branch in the current financial year, I consider that as officer of the Principal ^{Assistant} Accountant Secretary level, GL. 12 would be adequate. As the operations of the

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Corporation expand, the grading of the post would be reviewed.

(c) Stores Section:

The complement of stores personnel shown in Serials 46 - 48 of the Annexure is the barest minimum required to cope with stores work in the Corporation. The Storekeeper and Stores Assistants are officers in the junior grade.

(d) Accounts Branch:

In addition to handling payments and receipts and keeping the necessary books of accounts in respect of the various activities listed under the Internal Audit Section above, the Chief Account is also the Financial expert or consultant to the General Manager and the Board, through the Controller of Finance and Administration, on financial policy. He advises on ways and means of not only increasing the revenue of the Corporation and of maximizing profits but also of minimizing or eliminating waste of funds. Apart from the sheer volume of paper work involved in the accounting processes, the additional advisory or consultancy service on financial policy gives him an edge over the head of the Internal Audit Section, which is reflected in the relative gradings of their posts. The Chief Accountant is graded GL. 13, while the Principal Internal Auditor is grade GL. 12. Internal

Having regard to the strategic units of the Audit Section in which the senior staff in Serials 50 - 53 are located, it is not possible to reduce establishments in these grades.

Substantial reductions have, however, been made in Serials 54, 55, 58 and 59 vis-a-vis the establishments under the old Western State set-up.

(e) Legal Branch:

Almost every aspect of the work of the Corporation has legal implications of one kind or the other. An ineffective Legal Branch could be a source of embarrassment to the Corporation, apart from the risk of involving the Corporation in financial losses. The staff not only provide

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legal advice but may also be required to attend courts. The head of the Legal Branch should be the 'last word' on legal matters in the Corporation. A non-legally qualified Controller of Finance and Administration would only exercise the delegated functions of the General Manager, who himself may not be, nor is he necessarily required to be, legally qualified, on matters referred up for decisions or reference to the Board. Having regard to the volume of legal work in the Corporation now and in the immediate future and to attract the right calibre of lawyer, a grading not lower than GL. 13 is recommended for the Head of the Branch.

Incidentally, the current Acting General Manager of the Corporation was formerly the Chief Legal Officer. I should point out, however, that the proposed retention of the GL. 13 grading of the post is not related to the grading of the present substantive holder of the post but to the remuneration considered to be commensurate with the responsibilities of the post. Should the post fall vacant and none of the existing legal officers in the Corporation considered suitable to fill it, it would be advertised. The Chief Legal Officer would require the support staff shown in Serials 67 - 70 of the Annexure.

(iv) Works and Estates Division:

(a) Controller of Works and Estates, GL. 14

This is also a proposed new post on which I have commented in paragraph 11 above. The holder of the post will co-ordinate all the engineering and allied functions of the Corporation. These are the Engineering, Survey, Architectural, Town Planning and Estates Branches of the Division. He, like the Controller of Finance and Administration, represents the second level of management in the executive arm of the Corporation.

(b) B r a n c h e s:

The three key Branches of this Division at

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the present time are the Engineering, Architectural and Estates Branches. The Heads of these Branches are each graded GL. 13. In next order of relative significance are the Survey and Town Planning Branches, the Head of each of which is graded in GL.12. Gradings at these levels ensure that candidates of the right calibre, who would be practically the 'last word' in their respective specialities, could be attracted to take up appointments, or, if already in the Service, to stay on. The support staff, both senior and junior, provided under each Branch are what are considered the minimum required at the present stage of the Corporation's operations. Where feasible, e.g. in Serials 88, 89, 93 and 94, substantial reductions have been made.

Financial Implications:

19. The relative estimated costs of the staff set out in Annexure III are as follows:-

(a)	Western State 1976/77 (i.e. those in Column 2 of the Annexure)	..	N 972,930
(b)	Oyo State Estimates 1976/77 Approved by the Treasury Board (i.e. those in Column 3 of the Annexure)	..	628,010*
(c)	Proposed Revised Estimates Oyo State 1976/77 (i.e. those in Column 4) 679,800

Note:

*Excluding ₦2,500 provided for Retainer fees for a visiting doctor. This is more appropriate under the "Other Charges" vote.

The increase of item (c) over item (b), despite the substantial reductions made in a number of posts, is attributable, in the main, to the following factors:-

- (i) In some of the items where there are no changes in staff complements, an examination of the Oyo State Estimates in (b) revealed that the financial provisions inserted therein were under-estimated.
- (ii) The estimates in (b) omitted, in several Sections of the Corporation, to make adequate provision for essential support staff, particularly the Secretarial and Typing staff.

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- (iii) The estimates in (b) also omitted to provide for even the minimum avenues of advancement for some categories of staff, particularly in the junior grades, in accordance with the provisions of the White Paper on the Williams Report. Similar provisions have ^{already} been made for their counterparts in the Civil Service.
 - (iv) The creation of some new posts, particularly at the Senior Management level e.g. the Controllers, in the estimates in (c) to make for an effective organisation structure in the Corporation.
 - (v) The estimates in (c) were prepared in full recognition of the additional responsibilities assigned to the Corporation after the Corporation had prepared the estimates in (b).

However, with five months already spent in the current financial year, the financial provision required for personal emoluments would be much less than the figure in (c), particularly as new posts being filled by direct appointment could only be filled from current dates. The figure shown above may well be reduced by 15% as savings due to staff turnover.

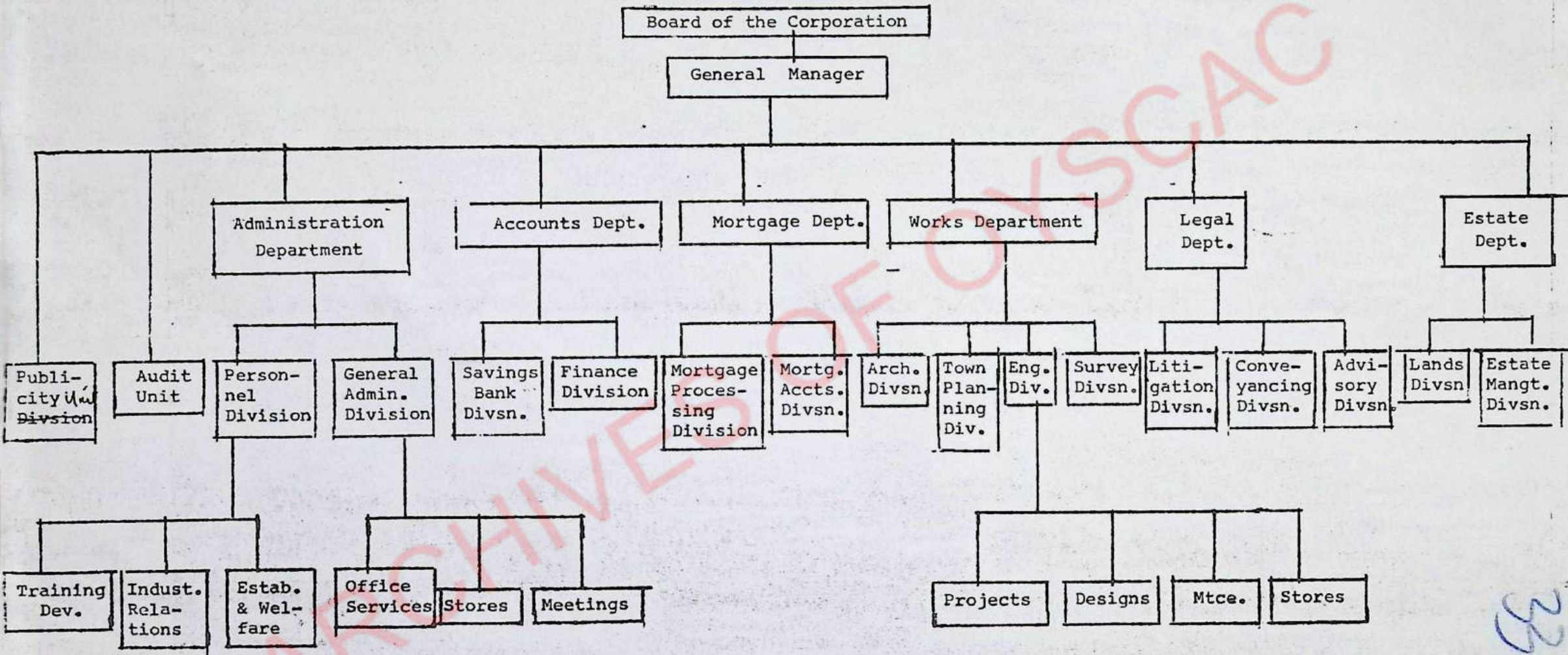
Recommendations:

20. To summarize, I recommend the following for the Property Development Corporation of Oyo State for 1976/77:-

- (i) The Organisation Chart in Annexure II;
- and (ii) The staff complements set out in Column 4 of Annexure III.

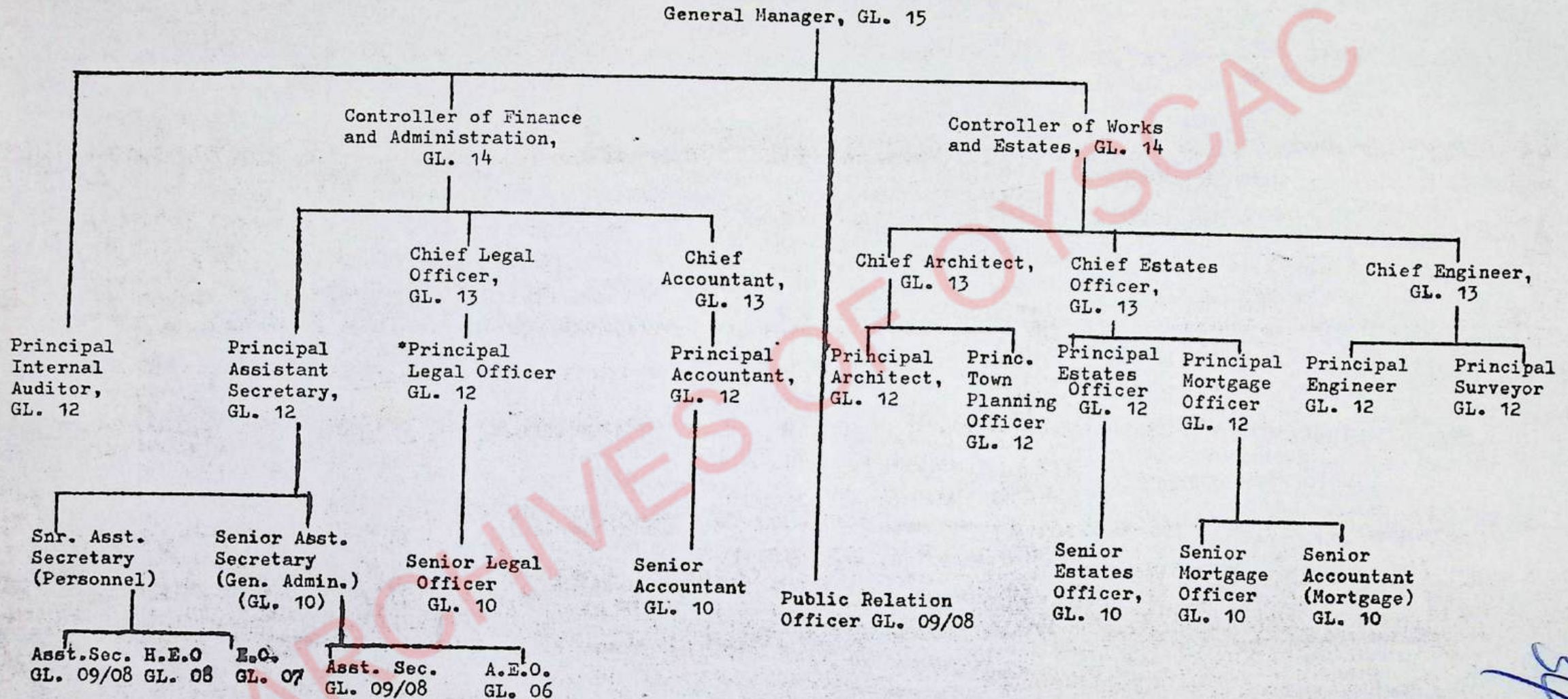
WESTERN NIGERIA HOUSING CORPORATION

ORGANISATION CHART



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PROPERTY DEVELOPMENT OF OYO STATE
PROPOSED ORGANISATION CHART



*Not to be created in 1976/77

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OYO STATE PROPERTY DEVELOPMENT
CORPORATION

('u' signifies "see footnotes")

Serial No.	Approved Establishment 1975/76 Western State	Establishment approved by Treasury Board for Oyo State 1976/77	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimates 1976/77 N
1	1	1	1	Chairman at N4,880	4,880 u
2	6	6	6	Board Members at N3,980	23,880 u
3	-	-	1	Confidential Secretary, Grade III, GL.06	1,910 u
4	-	-	1	Messenger, GL. 02	810 u
			<u>General</u>	<u>Manager's Office</u>	
5	1	1	1	General Manager, GL.15	10,000 u
6	1	1	1	Confidential Secretary, Grade I, GL.08	3,270
7	1	1	1	Typist Grades II or III, GL. 03	1,000
8	1	1	1	Messenger, GL. 02	850
			<u>Internal</u>	<u>Audit Section</u>	
9	-	-	1	Principal Internal Auditor, GL.12	7,110 u
10	1	1	1	Senior Internal Auditor, GL.10	5,460
11	1	1	1	Internal Auditor, Grade I or II, GL. 09 or 08	4,530
12	1	1	1	Senior Executive officer officer (Accounts), GL.09	4,530
13	-	-	1	Stenographer, GL.05	1,590 u
14	2	2	2	Clerical Officers GL.04	2,820
15	-	-	2	Typists, Grades II or III, GL.03	1,960 u
16	-	-	1	Messenger, GL.02	840
			<u>Public</u>	<u>Relations Section</u>	
17	1	1	1	Public Relations Officer, Grades I or II, GL. 09 or 08	4,530
18	2	1	1	Driver/Projectionist, GL. 04	1,300
			<u>FINANCE AND ADMINISTRATION DIVISION</u>		
19	-	-	1	Controller of Finance and Administration, GL.14	8,870 u
20	-	-	1	Confidential Secretary, Grade II, GL.07	2,740
			<u>Personnel</u>	<u>and Administration Branch</u>	
21	1	2	1	Principal Assistant Secretary, GL.12	7,110 u
22	1	2	2	Senior Assistant Secretaries, GL.10	10,920 u

('u' signifies "see footnotes")

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Serial No.	Approved Establishment 1975/76 Western State	Establishment approved by treasury Board for Oyo State 1976/77	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimated 1976/77
<u>Personnel and Administration Branch (Contd.)</u>					
23	2	3	2	Assistant Secretaries, Grades I or II, GL. 09 or 08	7,960 u
24	1	2	1	Higher Executive Officer, GL. 08	3,270 u
25	8)	3)	1	Executive Officers, GL.07	2,620 u
26))	1	Assistant Executive Officer, GL.06	2,100 u
27	4	1	1	Confidential Secretary, Grade III, GL. 06	2,100 u
28	8	2	2	Stenographers, GL. 05	3,180 u
29	-	-	1	Chief Typist, GL. 05	1,520 u
30	4	4	1	Senior Clerical Officer, GL. 05	1,590
31	10	3	2	Clerical Officers, GL. 04	2,500
32	24	4	3	Typists, Grades II & III GL. 03	2,940 u
33	27	2	2	Clerical Assistants, GL.03	2,100
34	7	2	2	Telephone Operators, GL.03	2,040
35	24	2	2	Messengers, GL. 02	2,000
36	16	4	4	Office Cleaners, GL.01	3,080
37	1	1	1	Despatch Rider, GL.02	890
38	4	1	1	Resthouse Hbuse Keeper, GL. 03	970
39	1	1	1	Senior Motor Driver/ Mechanic Grade I, GL.06	2,100
40	12	3	4	Motor Drivers/Mechanics, GL.04 or Motor Drivers, EL. 03	3,920 u
41	1	1	1	Head Security Guard, GL.03	1,000
42	1	2	2	Security Guards, GL.02	1,800
43	4	4	4	Watchmen, GL.01	3,080
<u>Medical Section</u>					
44	1	1	1	Senior Dispensary Assistant, EL. 05	1,600
45	2	1	1	Dispensary Assistant, GL. 03	900
<u>Stores Section</u>					
46	1	1	1	Higher Stores Officer, GL.08	3,570 u
47	1	1	1	Storekeeper, GL.04	1,300 u
48	2	2	2	Stores Assistants, GL.03	1,950 u

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('u' signifies "see footnotes")

Serial No.	Approved Establish-ment 1975/76 Western State	Establish-ment approved by Treasury Board for Oyo State 1976/77	Proposed Revised Establish-ment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimates 1976/77 N
<u>Finance and Administration Division (Contd.)</u>					
		<u>Accounts</u>	<u>Branch</u>		
49.	1	1	1	Chief Accountant, GL.13	8,090
50	1	1	1	Principal Accountant, GL.12	7,110
51	1	1	1	Senior Accountant, GL.10	5,460
52	2	2	2	Accountants, Grades I and II, GL.09 or 08	7,930
53	2	2	2	Senior Executive Officers (Accounts), GL. 09	9,060
54	19	4	4	Executive Officers (Accounts), GL.07	10,350
55	14	3	3	Assistant Executive Officers (Accounts), GL.06	6,600 u
56	-	-	1	Confidential Secretary, Grade III, GL.06	1,920 u
57.	-	2	1	Stenographer, GL.05	1,590 u
58	14	10	3	Senior Clerical Officers, GL. 05	4,770 u
59	14	10	7	Clerical Officers, GL.04	9,550 u
60	1	1	1	Senior Machine Operator GL. 05	1,800
61	5	2	2	Machine Operators, GL.04	2,580
62	-	-	1	Senior Typist, GL. 04	1,360 u
63	2	2	2	Clerical Assistants, GL.03	1,940
64	-	3	2	Typists, GL. 03	1,950 u
65	-	2	2	Messengers, GL. 02	1,700
		<u>Legal</u>	<u>Branch</u>		
66	1	1	1	Chief Legal Officer, GL.13	8,090 u
67	1	1	1	Senior Legal Officer, GL.10	5,790 u
68	1	1	1	Legal Officer, Grade I or II, GL. 09 or 08	3,780 u
69	1	1	1	Higher Executive Officer, GL. 08	3,420
70	2	1	1	Executive Officer, GL.07	2,620
71	-	-	1	Confidential Secretary, Grade III, GL.06	2,100 u
72	-	1	1	Stenographer, GL.05	3,320
73	12	1	1	Senior Clerical Officer, GL.05	1,580.
74	2	2	2	Clerical Asstants, GL.03	1,880
75	-	-	1	Senior Typist, GL.04	1,250 u

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('u' signifies "see footnotes")

Serial No.	Approved Establishment 1975/76 Western State	Establishment approved by Treasury Board for Oyo State 1976/77	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimates 1976/77
					N
		<u>Legal</u>	<u>Branch (Contd.)</u>		
76	-	2	1	Typists, Grades II and III, GL.03	980 u
77	-	2	2	Messengers, GL. 03	1,740
		<u>WORKS AND ESTATES DIVISION</u>			
78	1	1	1	Controller of Works and Estates, GL.14	8,870 u
79	-	-	1	Confidential Secretary, Grade II, GL.07	2,620
80	-	-	1	Messenger, GL. 02	870
			<u>Engineering Branch</u>		
81	-	-	1	Chief Engineer, GL.13	7,770
82	1	1	1	Principal Engineer, GL.12	7,110
83	2	2	2	Senior Engineers, GL.10	11,260
84	3	9	4	Engineers, Grades I and II (including Pupil Engineers) GL. 09 or 08	19,100
85	1	1	1	Principal Technical Officer, GL. 10	5,460
86	1	2	2	Senior Technical Officers, GL. 09	8,740
87	3	2	2	Higher Technical Officers, GL.08	7,400

('u' signifies "see footnotes")

Serial No.	Approved Establishment 1975/76 Western State	Establishment approved by Treasury Board for 1976/77	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimates
88	7	14	5	Technical Officers, GL. 07	13,100
89	7	14	5	Assistant Technical Officers, GL. 06	11,000
90	-	-	1	Confidential Secretary, Grade III, GL. 06	2,100 u
91	-	1	1	Stenographer, GL. 05	1,590
92	1	1	1	Foreman, GL. 06	2,000
93	13	12	6	Senior Technical Assistants, Grade II, GL. 05	9,540 u
94	13	12	6	Technical Assistants, GL. 04	5,880 u
95	-	1	1	Chargeman, GL. 05	1,500
96	-	-	1	Senior Artisan, GL. 04	1,250 u
97	-	-	1	Senior Typist, GL. 04	1,310 u
98	-	1	1	Senior Road Overseer, GL. 04	1,310
99	14	6	5	Artisans, Grades II and III, GL. 03	4,800 u
100	-	1	2	Typists, Grades II and III, GL. 03	1,960 u
101	3	2	2	Road Overseers, GL. 03	1,950
102	-	1	2	Clerical Assistants, GL. 03	1,950
103	10	4	4	Semi-skilled Workers, GL. 02	3,480
104	-	2	2	Messengers, GL. 02	1,740
105	30	5	5	Unskilled Workers, GL. 01 (including 1 Plant Mechanic and 1 Mechanic)	4,000
<u>Survey Section</u>					
106	1	1	1	Principal Surveyor, GL. 12	7,110
107	2	1	1	Surveyor, Grades I or II, GL. 09 or 08	4,790
108	-	1	1	Senior Technical Officer, GL. 09	4,370
109	1	1	1	Higher Technical Officer, GL. 08	3,800
110	3	3	1	Technical Officer, GL. 07	2,740
111	2	-	2	Assistant Technical Officers, GL. 06	4,000 u
112	-	-	1	Stenographer, GL. 05	1,590 u

('u' signifies "see footnotes")

Serial No.	Approved Establishment 1975/76 Western State	Establishment approved by Treasury Board for 1976/77	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimates 1976/77
113	1)		2	Senior Survey Assistants, GL. 05	3,180 u
114	8)		3	Survey Assistants, GL. 04	3,750 u
115	-)	12)	6	Senior Chainmen, GL. 04	7,490
116	19)	12)	6	Chainmen, GL. 03	5,460
117	-)		2	Typists, GL. 03	1,940 u
<u>Architectural Branch</u>					
118	1	-	1	Chief Architect, GL. 13	7,800 u
119	-	1	1	Principal Architect, GL. 12	7,110
120	1	1	1	Senior Architect, GL. 10	4,370
121	-	-	1	Confidential Secretary, Grade III, GL. 06	1,910 u
122	4	2	2	Architects, Grades I and II, GL. 09 or 08	8,740
123	3	1	1	Senior Technical Officer, GL. 09	4,370
124	3	3	3	Higher Technical Officers, GL. 08	10,200
125	-)	-	2	Technical Officers, GL. 07	6,200
126	6)	4	2	Assistant Technical Officers, GL. 06	3,990
127	2	4	2	Senior Technical Assistants, Grade II, GL. 05	3,660
128	-	1	1	Stenographer, GL. 05	1,590 u
129	1	1	1	Chargemen, GL. 05	1,290
130	8	2	2	Technical Assistants, GL. 03	1,980
131	-)	-)	4	Senior Artisans, GL. 04	4,880
132	20)	12)	8	Artisans, Grades II and III, GL. 03	5,800
133	-	-	2	Typists, GL. 03	1,970 u
134	10	8	8	Semi-skilled Workers, GL. 02	6,880
135	40	4	4	Unskilled Workers, GL. 01	3,040

('u' signifies "see footnotes")

Serial No.	Approved Establishment 1976/77 Western State	Establishment approved by Treasury Board for 1975/76	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimated 1976/77
<u>Town Planning Section</u>					
136	1	1	1	Principal Town Planning Officer, GL. 12	7,110
137	1	1	1	Town Planning Officer, Grade I or II, GL. 09 or 08	4,370
138	-)	-)	1	Technical Officer, GL. 07	2,740
139	3)	2)	1	Assistant Technical Officer, GL. 06	2,100
140	-	-	1	Stenographer, GL. 05	1,590 u
141	4	2	1	Technical Assistant, GL. 03	1,020
142	-	-	2	Typists, GL. 03	1,960 u
143	-	-	1	Messenger, GL. 02	870
<u>Estates Branch</u>					
144	1	1	1	Chief Estates Officer, GL. 13	8,410 u
145	-	1	1	Principal Estates Officer, GL. 12	7,110 u
146	1	-	1	Principal Accountant Mortgage, GL. 12	7,110 u
147	1	1	1	Senior Accountant (Mortgage), GL. 10	5,790
148	1	1	1	Senior Mortgage Officer, GL. 10	5,790
149	1	2	1	Senior Estates Officer, GL. 10	5,790
150	2	2	2	Estate Valuation Officers, Grades I and II, GL. 09 or 08	9,390
151	-	1	1	Higher Estates Inspector, GL. 08	3,270
152	3	4	2	Estate Inspectors, GL. 07	5,480
153	6	-	2	Assistant Estate Inspectors, GL. 06	4,200
154	-	-	1	Confidential Secretary, Grade III, GL. 06	2,100 u
155	8	-	2	Senior Estate Assistants GL. 05	3,200
156	"	"	2	Stenographers, GL. 05	3,300 u
157	"	"	1	Senior Clerical Officer, GL. 05	1,590

('u' signifies "see footnotes")

Serial No.	Approved Establishment 1976/77 Western State	Establishment approved by Treasury Board for Oyo State 1975/76	Proposed Revised Establishment for Oyo State 1976/77	Details of Expenditure Personal Emoluments	Estimates 1976/77 N
158	-	3	2	Clerical Officers, GL. 04	2,490
159	-	1	1	Clerical Assistant, GL. 03	980
160	-	2	3	Typists, GL. 03	2,820 u
161	-	2	2	Messengers, GL. 02	1,790
				GRAND TOTAL =	N679,800

EXPLANATORY DETAILSSerial
No

- 1 and 2 It is understood that the remunerations of Chairmen and Members of Statutory Corporations and Boards in Oyo State are under consideration in the Office of the Military Governor.
- 3 and 4 To serve the Chairman and Board Members who are all on part-time appointments.
- 5 The old grading of the post is being retained - see comments in paragraphs 13-15 of the write-up.
- 9 The responsibilities of the Internal Audit Section, whose head works up directly to the General Manager, justify the provision of a Principal Auditor - see comments in sub-paragraph 18(ii) of the write up.
- 13 To be attached to the Principal Auditor.
- 15 To form a pool to serve other senior staff in the Internal Audit Section.
- 19 and 78 Posts being created as the second level of management - see comments in paragraphs 11, 15 and 18(iii)(a) and 18(iv)(a) of the write up.
- 21 To take charge of the Personnel and Administration Branch of the Finance and Administration Division.
- 22 - 26 As indicated in the Organisation Chart in Annexure II, these officers are to be deployed as follows under the Principal Assistant Secretary:

Personnel

Senior Assistant Secretary
1 Assistant Secretary
1 Higher Executive Officer
1 Executive Officer

General Administration

Senior Assistant Secretary
1 Assistant Secretary
1 Assistant Executive Officer

<u>Serial</u> <u>No</u>	
27	To be attached to the Principal Assistant Secretary in Serial 21 above.
28	To be attached to the 2 Senior Assistant Secretaries in Serial 22 above.
29 & 32	The establishment of 4 Typists has been split into 1 Chief Typist and 3 Typists to provide for the promotion grade of Chief Typist as approved in the White Paper on the Williams Report. Such posts have already been created for their counterparts in the Civil Service.
40	The Corporation has vehicles for all the Motor Drivers provided for under this Serial.
46 - 48	These stores staff were based in Ibadan in the former Western Nigeria Housing Corporation and are still based in Ibadan. With the additional responsibilities being taken over by the Corporation, the volume of work in the Stores Section would justify the retention of at least the existing staff complement.
56	To be attached to the Chief Accountant.
57	To be attached to the Principal Accountant.
58 & 59	The establishments of Senior Clerical Officers and Clerical Officers have been reduced from 10 each, as approved in the earlier Estimates to 3 and 7 respectively. These establishments are considered to be adequate for a start. They will be reviewed in due course in the light of a re-appraisal of the work-load in the Division.
62 & 64	The establishment of 3 Typists has been split into 1 Senior Typist and 2 Typists to provide for the promotion grade of Senior Typist as approved in the White Paper on the Williams Report. Such posts have already been created for their counterparts in the Civil Service.
66 - 68	The holder of the post in Serial 66 is currently acting as the General Manager. Having regard to the Corporation's existing and additional responsibilities, including the management of the Federal Government's Housing Scheme, there will be need to maintain the complement of legal staff provided for under these Serials - see comments in sub-paragraph 18(iii)(e) of the write up.

<u>Serial</u>	<u>No</u>	
71 & 72		To be attached to the Chief Legal Officer and the Senior Legal Officer respectively.
75 & 76		The establishment of 2 Typists has been split into 1 Senior Typist and 1 Typist to provide for the promotion grade of Senior Typist - see comments under Serials 62 & 64 above.
90		To be attached to the Chief Engineer in Serial 81 above.
93 & 94		The establishment of Senior Technical Assistants, Grade II and Technical Assistants have been reduced from 12 each, as approved in the earlier Estimates to 6 each. These are considered to be adequate for a start. The position will be reviewed in due course in the light of increased volume of work.
96 & 99		The establishment of 6 Artizans has been split into 1 Senior Artizan and 5 Artizans to provide for the promotion grade of Senior Artizan as approved in the White Paper and the Williams Report. Similar posts have already been created for their counterparts in the Civil Service.
97 & 100		Serial 97/ ^{is} promotion grade for the Typists. Promotions are done centrally, irrespective of the Divisions or Branches in which Typists may be deployed. Having regard to 21 senior officers in the Engineering Branch who are not being provided with Confidential Secretaries or Stenographers, there will be need for a pool of at least one Senior Typist and 2 Typists to serve the senior staff.
112		To be attached to the Principal Surveyor in Serial 106.
113 & 114		The overall establishment of 6 Senior Survey Assistants and Survey Assistants approved in the earlier Estimates has been reduced by one. The position will be reviewed in due course in the light of increased volume of work.
117		To form a pool to serve other senior officers in the Survey Section.

Serial
No

- 118 As indicated in the Organization Chart in Annexure II, the Architectural Branch is to be headed by a Chief Architect on GL.13 - see comments in sub-paragraph 18(iv)(b) of the write-up.
- 121 To serve the Chief Architect.
- 128 To serve the Principal Architect.
- 133 To form a pool to serve other senior staff in the Branch.
- 140 To be attached to the Principal Town Planning Officer.
- 142 To form a pool to serve other senior officers in the Section.
- 144 - 146 See comments in sub-paragraph 18(iv)(b) of the write-up.
- 154 To be attached to the Chief Estates Officer
- 156 To be attached to the Principal Estates Officer and the Principal Mortgage Officer in Serials 145 and 146 above.
- 160 To form a pool to serve other senior officers in the Division.

Serial
No

- 118 As indicated in the Organization Chart in Annexure II, the Architectural Branch is to be headed by a Chief Architect on GL.13 - see comments in sub-paragraph 18(iv)(b) of the write-up.
- 121 To serve the Chief Architect.
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- 160 To form a pool to serve other senior officers in the Division.

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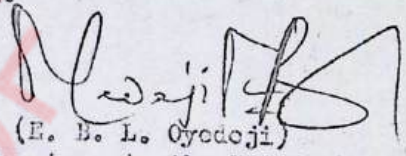
24th August, 1976.

The General Manager,
Property Development Corporation
of Oyo State,
P. M. B. 5214,
Ibadan.

Execution of the Federal Government Housing Scheme.

With reference to the meeting of 12th August, 1976, between His Excellency the Military Governor and officials of the Ministry of Works and Housing and those of your Corporation, I now forward herewith a copy of relevant minutes for your use. I am to inform you that the Federal Military Government has directed afresh, that each State must have completed or must be working on 1,000 units of houses by the end of this financial year. However, His Excellency the Military Governor has directed that the target for this State for this financial year should be 2,000 housing units.

2. It is hoped that all measures will be taken and resources mobilised to fulfil these targets. Some continual progress reports will be required on the progress of implementation.



(E. B. L. Oyedoji)
for Secretary to the Military
Government and Head of Service.

- cc: The Permanent Secretary, (2 copies attached)
Ministry of Works and Housing,
Ibadan.
- ✓ The Chairman, (1 copy attached)
Property Development Corporation
of Oyo State,
Ibadan.

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-41 79

ADDRESS BY HIS EXCELLENCY THE MILITARY GOVERNOR
OF OYO STATE, BRIGADIER DAVID JEMIBEWON TO THE
MEMBERS OF BOARD OF DIRECTORS OF STATUTORY
CORPORATIONS OF OYO STATE GOVERNMENT ON THURSDAY
5TH AUGUST, 1976 AT THE EXECUTIVE COUNCIL CHAMBERS
AT 10.00 A.M.

Ladies and Gentlemen,

I welcome you all to Ibadan with all delight. The main reasons for convening this meeting are to give the Directors of the newly constituted statutory bodies of this state the opportunity of meeting one another and to afford me too an opportunity of meeting and addressing you.

The former Boards of Directors constituted shortly after my assumption of office as the Military Governor of the former Western State had to be dissolved between the ends of April and July this year as a result of the breaking up of the former Western State into three States. To meet the needs of Oyo State, care has been taken to constitute the number of Government Agencies that are necessary to provide for the economic and social needs of the people. The following Corporations have therefore been constituted to cater for the needs of Oyo State Government: Water Corporation, Property Development Corporation Broadcasting Corporation and, Investment and Credit Corporation.

The major advantage derived from the creation of States by the Federal Military Government is that it helps to bring about even development of all parts of the country. We in Oyo State should therefore strive more than ever before to open and expose to modernising influences vast areas of the State that had hitherto been inadvertently neglected or overlooked. As members of the Boards of your various Corporations, you should not have the erroneous impression that because of the contraction of your areas of activities, your horizon and orientation to development efforts should be similarly limited. In fact the creation of new States should be regarded as a challenge to you to plan better, work harder and execute your development projects faster. I enjoin all of you to put in your very best in order to justify the confidence reposed in you.

Much is expected of Board members: it is your responsibility to lay down sound and worthwhile plans which will enable your various

corporations to achieve the objectives for which they are established. You should lay good example by attending meetings regularly and making good contributions to the work of your Boards. Gone are the days which appointments to Corporation Boards are regarded as sinecure appointments. You have been selected to the various Boards because of the advice and expertise that you have been adjudged capable of giving to the various Corporations on which you are appointed. Regular attendance at Board meetings is therefore a must since an absentee director is not an asset to his organisation. You should therefore make it a point that the Corporation you are selected to serve will have the benefit of your rich experience and valuable contributions.

I need to advise you not to regard your appointment as an opportunity to enrich yourselves. Emphasis these days is being laid on what one can give to the nation and not what one can get from the nation. Probity in public life should be your watch-word. It is when you as Board Members have laid good examples that you will have the moral right and the courage to deal ruthlessly with any erring officials of your Corporations.

The new Corporation are all very short of vital staff. It will be your responsibility to assist the management of the Corporations to recruit much needed suitable staff expeditiously. Nothing much can be achieved by you without the manpower necessary for the work of the Corporations. I hope that you will rise up to the challenge of staffing your Corporations.

I need to emphasize here that the chairmen of the various Boards have a right to direct access to me in order that important matters affecting their Corporations can be discussed as and when necessary. I will however advise that it is necessary that you make it a point of duty to telephone to make and arrange an appointment. The reason for this is no doubt very clear since without such an appointment you may waste valuable time waiting to see me when I am engaged with others at meetings.

Ladies and gentlemen, I trust that by accepting to serve on the various Boards, you are determined to put in your very best in the service of the State and the Nation. As leaders in your own right, it is your duty to assist the Federal Military Government to achieve its

5/84

noble objectives of evolving a responsible, disciplined and clean society.

The recent efforts in purging the Public Service would only not be in vain if you will exert yourselves to maintain the momentum of the revolution in your Corporations by speaking fearlessly, acting fairly but firmly and always endeavouring to give of your very best thereby creating a lasting record of achievements for posterity to cherish.

I congratulate you on your appointment to the various Board, and I wish you all successful tenure of office.

Thank you.

ARCHIVES OF OYSOFC

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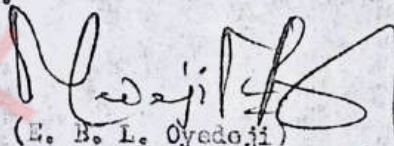
24th August, 1976.

The General Manager,
Property Development Corporation
of Oyo State,
P. M. B. 5214,
Ibadan.

Execution of the Federal Government Housing Scheme.

With reference to the meeting of 12th August, 1976, between His Excellency the Military Governor and officials of the Ministry of Works and Housing and those of your Corporation, I now forward herewith a copy of relevant minutes for your use. I am to inform you that the Federal Military Government has directed afresh, that each State must have completed or must be working on 1,000 units of houses by the end of this financial year. However, His Excellency the Military Governor has directed that the target for this State for this financial year should be 2,000 housing units.

2. It is hoped that all measures will be taken and resources mobilised to fulfil these targets. Some continual progress reports will be required on the progress of implementation.



(E. B. L. Oyedoji)
for Secretary to the Military
Government and Head of Service.

cc: The Permanent Secretary, (2 copies attached)
Ministry of Works and Housing,
Ibadan.

✓ The Chairman, (1 copy attached)
Property Development Corporation
of Oyo State,
Ibadan.

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OFFICE OF THE MILITARY GOVERNOR
IBADAN · OYO STATE OF NIGERIA

Your Ref. No.....

All communications should be addressed to the Secretary to the Military Government and Head of Service

Our Ref. No. SP/S.1/1/543.

19th
Date..... Oct., 1976.

The General Manager,
Oyo State Property Dev. Corp.,
P.M.B. 5214,
Bodiya,
Ibadan.

(For the attention of Mr. J. A. Denloye)

Implementation of the National Housing Programme of the Federal Military Government.

I am directed to forward herewith photo copy of the letter received from the General Manager, Federal Housing Authority and to ask you to comply with the request in paragraph 4 of the letter.

2. Please treat as urgent.

(D. A. Abinusawa),
for Secretary to the Military Government and Head of Service,

ARCHIVED

The Permanent Secretary,
Ministry of Works & Housing,.....

Oyo State

13th October, 1976.

.....Ibadan.....

.....

IMPLEMENTATION OF THE NATIONAL HOUSING PROGRAMME OF THE
FEDERAL MILITARY GOVERNMENT

By now you should have received the guide lines on the National Housing Programme which I forwarded to you earlier in the month. If the objective of providing 200,000 housing units is to be achieved within the plan period, it is very essential that each State comes out with a concrete proposal for yearly achievements. The time left is very limited (i.e. 1977, 1978, 1979.) As at now many of the States have completed only 250 units. Given this rate of annual achievement it will take us 32 years to complete 8,000 units, which we are expected to construct in the remaining plan period for each State. It is also essential for budgeting purposes to know exactly how many units each State wants to construct per annum,

2. For the 4000 (Four thousand) units which the Federal Government is to finance both the superstructure and the infrastructure, the following are the suggested targets:-

STATE	NUMBER OF HOUSING UNITS				
	Under Construction / Completed 1976	1977	1978	1979	TOTAL
Anambra	250	1750	1500	500	4000
Bauchi	NIL	2000	1500	500	4000
Bendel	250	1750	1500	500	4000
Benue	NIL	2000	1500	500	4000
Borno	850	1150	1500	500	4000
Cross River	250	1750	1500	500	4000
Gongola	NIL	2000	1500	500	4000
Imo	NIL	2000	1500	500	4000
Kaduna	5000	(Under Consideration)			5000
Kano	850	1750	1000	400	4000
Kwara	250	1750	1500	500	4000
Lagos	848	1652	1000	500	4000
Niger	NIL	2000	1500	500	4000
Ogun	NIL	2000	1500	500	4000
Ondo	NIL	2000	1500	500	4000
X Oyo	250	1750	1500	500	4000
Plateau	250	1750	1500	500	4000
Rivers	250	1750	1500	500	4000
Sokoto	500	1500	1500	500	4000
Total	9798	32,302	26,000	8,900	77,000

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Federal Housing Authority	13,475	12,000	15,000	9525	50,000
Total	23,273	44,302	41,000	18,425	127,000
Cumulative Total	23,273	67,575	108,575	127,000	

3. Each State is allowed to vary the target over the minimum stated above but keeping within the total of 4000 units for the plan period.

4. I shall therefore be grateful if you let me have the following not later than 30th November, 1976:-

- (i) a confirmation that your State agrees with the target set in the schedule above or let me have your own target
- (ii) your target schedule for the development of the estates which the Federal Government is to finance the infrastructure only
- (iii) estimate of cost of financing for 1977 your target figures.

[Handwritten Signature]
 (FORTUNE EFEE)
 GENERAL MANAGER
 FEDERAL HOUSING AUTHORITY.

SECRET

APPROVED

EXTRACT FROM 56 86



FEDERAL REPUBLIC OF NIGERIA

**Federal Military Government's Views on
the Report of the Rent Panel**

Price : Thirty kobo

1976

**FEDERAL MINISTRY OF INFORMATION,
PRINTING DIVISION, LAGOS**

57 87

GOVERNMENT'S VIEWS ON THE REPORT OF THE RENT PANEL

The Federal Military Government, in recognition of the complex problems posed by and the need to control and regulate the incidence of soaring house rent in the country appointed a Rent Panel on the 6th of January, 1976 with the following terms of reference :

- (i) To review the level and structure of rents in relation to the Housing situation in the country with particular reference to urban centres ;
- (ii) To examine the effectiveness of existing legislative and administrative measures for rent control in the country ;
- (iii) To examine the adequacy of housing programmes in the country with particular reference to Lagos and other urban centres ; and
- (iv) To suggest appropriate remedial measures and make recommendations for solving the rent problem in the country with particular reference to the low and middle income groups.

The Panel was to submit its report on 31st March, 1976, but due to the unfortunate events of 13th February, 1976, which disrupted its work programme, as well as other unforeseen difficulties, the Panel sought and obtained an extension of time. The Report (including two minority views) was duly completed and eventually submitted on the 1st of June, 1976.

2. In carrying out its assignment, the Panel commissioned a Survey by the Research and Advisory Services Unit of the Faculty of Business Administration, University of Lagos to ascertain the level and structure of rent in the main urban centres of the country. Both this study and the numerous memoranda received from the general public as well as the discussions held during its fact-finding tour of the Federation, formed the basis of the Panel's conclusions and recommendations. The Government has given careful thought to these recommendations and its views are as contained in this White Paper.

CHAPTERS 1-3

INTRODUCTION AND GENERAL REVIEW

3. In tackling its assignment the Panel took great pains to define important parameters in its terms of reference to leave it in no doubt as to the scope of its work. The two very important phrases, namely ; "urban centres" and "Income groups" which featured prominently in the terms of reference were thoroughly examined and suitably defined for the purpose of the exercise. The Panel then turned its searchlight on Government's declared objectives, policies and goals on housing as enunciated in the Third National Development Plan document. It welcomed both the objectives and programmes on housing as laudable and bold. It also opined with government's view that rapid urban growth associated with accelerated tempo of socio-economic development has seriously aggravated the shortage of dwelling units in Nigeria resulting in over crowding, high rent, slum and squatter settlements which are visible features of the urban scene throughout the country, and concludes that there was no area of social service where the urban worker in Nigeria now needs relief more desperately than in housing.

Comment :

Government notes the Panel's general remarks and reaffirms its acceptance as part of its social responsibility, active participation in the provision of housing for its citizens of all income groups especially the low income group which is the worst affected by soaring cost of rented accommodation. This policy is based on the fact that shelter is a basic human need which has far reaching effects on the health, welfare and productivity of the individual. Not only would the Federal and State Governments pursue vigorously their present massive housing projects but also credit facilities would be provided for private housing construction

58 88

through the Mortgage Bank and other Financial Institutions. As a first step the Federal Government has revised upwards its proposed 60,000 units of houses to be constructed during the Third Plan period to 200,000 units. The situation would be kept constantly under review to ensure that the desired goal is achieved. Government's reactions to the specific recommendations made by the rent Panel follow hereunder.

CHAPTER 4 THE PRESENT HOUSING PROGRAMMES

4. The Panel recommends that :—

The State housing programmes will need to be considerably stepped up to be in line with the Federal Government's policy on housing. (paragraph 12.1).

Comment :

Government accepts this recommendation. In the current effort at reordering the priorities in the Third National Development Plan one of the crucial areas on which Government has decided to place greater emphasis is housing. Necessary steps will be taken by the Federal Government to assist State Governments to the extent necessary to enable them undertake bigger housing programmes not only in their urban centres but also in all administrative Divisions of the States.

5. The Panel recommends that :—

Private efforts in the provision of housing must be encouraged by easing the constraints caused by unavailability of land, lack of finance, soaring cost of construction and building materials, shortages of skilled manpower, and archaic and protracted procedure for obtaining planning permission to build. (paragraph 12.2).

Comment :

Government notes this recommendation which subsumes a number of important issues on which specific recommendations are made in the report. Suffice to say at this stage that government has already spelt out measures in the current 1976-77 budget that will help and encourage private efforts in the provision of housing. Already as a result of the recommendations of the Anti-Inflation Task Force, all Government Institutions having functions in the area of housing are to overhaul and streamline their respective procedures to ensure speed and efficiency.

6. The Panel recommends that :—

The use of existing stock of Residential housing units for the purpose for which they were meant should be vigorously enforced. (paragraph 12.3).

Comment :

Government accepts this recommendation which affects both government and private institutions at present housed in residential accommodation. A time limit of two years ending 30th June 1978 is set for all unauthorised conversions to revert. Appropriate legal sanctions will be applied thereafter. Stricter guidelines for granting permission for the conversion of residential buildings to other uses must be established, well publicised and vigorously enforced. The Federal Ministry of Justice should study and if necessary recommend measures for ensuring compliance. Such measures should include compulsory acquisition.

7. The Panel recommends that :—

The Federal Housing Authority should aim at 100 per cent performance of its programmes, as anything short of it will further worsen an already bad situation. (paragraph 12.4).

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Comment :

Government accepts this recommendation.

8. The Panel recommends that :—

The Federal Government should come to the aid of Lagos State Government in tackling the acute housing shortage in Lagos by making more funds available to the Lagos State Government especially for slum clearance and the resettling of those affected. (paragraph 12.5).

Comment :

Government notes this recommendation and is of the view that the programme of the Federal Housing Authority would go a long way to easing the situation. Also by declaring Lagos a special area, the Federal Government has explicitly undertaken to assist the State in solving special problems.

9. The Panel recommends that :—

Lagos State Government should develop satellite towns along the pattern of Amuwo-Odofin. (paragraph 12.6).

Comment :

Government accepts this recommendation which is in line with existing policy.

10. The Panel recommends that :—

All governments of the Federation should check influx of the population to the urban centres by paying due attention to adequate rural development. (paragraph 12.7).

Comment :

Government accepts this recommendation. As outlined in the Third National Development Plan, all efforts will be made to develop the rural areas in a conscious attempt to stem the flow of population from rural to urban centres of the country. In addition State Governments have already been given directives to pursue a policy of even development throughout their areas of authority.

CHAPTER 5

CONSTRAINTS TO HOUSING PROJECTS

11. The Panel recommends that :—

Government should extend compulsory registration of land to cover the whole of the Lagos State (at present only parts of Lagos are covered) and all the State capitals. (paragraph 12.8).

Comment :

Government accepts this recommendation.

12. The Panel recommends that :—

A time table be provided for a complete survey of all our urban centres and compulsory land registration should be extended to cover them where applicable. (paragraph 12.9).

Comment :

Government accepts this recommendation which is only a slight extension of the preceding one.

LAND TENURE

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13. The Panel recommends :—

The establishment of a Land Reform Commission with powers :

- (a) to study very closely the various aspects of our land tenure systems and to recommend to the Federal Government steps to be taken to stream-line them ;
- (b) to take stock of the land situation in the country and establish order of priorities ; and
- (c) to control future uses and open new land for the needs of Nigeria's growing population especially in the urban centres. (paragraph 12.10).

Comment :

Government accepts this recommendation.

14. The Panel recommends :—

The promulgation of a Decree which will vest in the State Governments within two years of the Decree, all undeveloped sites in private approved layouts within defined urban centres (paragraph 12.11).

Comment :

Government accepts this recommendation in principle. The practical implications should however be further studied before any action is taken.

15. The Panel recommends :—

A strict enforcement of the development covenants in Government building leases requiring development of site within a defined period of time. (paragraph 12.12).

Comment :

Government accepts this recommendation. In all cases where time limits set for development has expired such lands must be developed before the 31st December, 1976 or be forfeited to the relevant government.

16. The Panel recommends that :—

All land within 24 kilometres radius of a defined city centre should be declared areas subject to planning control. Within these areas all future transactions in land will require the approval of the respective State Governments. However, in the long term interest of future economic development in the country Government should look into the question of vesting all land in the State. (paragraph 12.13).

Comment :

Government accepts the recommendation on the need for planning control of land within a defined city centre and to reduce speculative transactions. However the question of vesting all land in the State is a fundamental issue which requires a separate study, and should be examined as part of the recommendation at paragraph 13 above.

17. The Panel recommends :—

The setting up of Land Tribunals to deal with disputes arising from compensation. (paragraph 12.14).

Comment :

Government accepts this recommendation.

60 70

LAND TENURE

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All land within 24 kilometres radius of a defined city centre should be declared areas subject to planning control. Within these areas all future transactions in land will require the approval of the respective State Governments. However, in the long term interest of future economic development in the country Government should look into the question of vesting all land in the State. (paragraph 12.13).

Comment :

Government accepts the recommendation on the need for planning control of land within a defined city centre and to reduce speculative transactions. However the question of vesting all land in the State is a fundamental issue which requires a separate study, and should be examined as part of the recommendation at paragraph 13 above.

17. The Panel recommends :—

The setting up of Land Tribunals to deal with disputes arising from compensation. (paragraph 12.14).

Comment :

Government accepts this recommendation.

18. The Panel recommends :—

The setting up of a body of experts to review our out-dated law on compulsory acquisition and compensation and to make recommendations which will take into account the aspirations of a modern rapidly developing country. (paragraph 12.15).

Comment :

Government notes this recommendation and is already in the process of considering new acquisition and compensation regulations.

CHAPTER 6 HOUSING FINANCE

19. The Panel recommends that :—

The States should revise upwards their capital budgets on direct housing construction from a paltry sum of N124.7 million (*See* Table VI. 5) to N1.67 billion making a total Public Sector allocation by all Governments to direct building of housing units to N6.67 billion, (paragraph 12.16).

Comment :

Government notes this recommendation for action as appropriate. As stated in paragraph 4 above, the review of the Third National Development Plan currently in progress is paying specific attention to the need for increased investment in housing construction.

20. The Panel recommends that :—

The amount of N150 million which the Federal Government had voted for the transformation of the Nigeria Building Society into a Mortgage Bank should be increased to at least N500 million. (paragraph 12.17).

Comment :

Government notes this recommendation and will provide additional funds for the Mortgage Bank as and when necessary.

21. The Panel recommends that :—

State Governments should review their financial commitments to State Housing Corporations upwards. As in the case of the Federal Government the amount given as grants to Mortgage bodies should be a definite percentage of the amount to be spent in direct construction of housing units. This works out at 10 per cent in the case of the Federal Government (N5.00 billion for direct construction of housing units and N0.50 billion as grants to Mortgage Banks). In this regard we expect the grants of the State Governments to the Housing Corporations to be N0.167 billion: (paragraph 12.18).

Comment :

Government notes this recommendation. There is no particular rationale for the relativity being inferred by the Panel.

22. The Panel recommends that :—

The operational arms of the Central Mortgage Bank when they are established should have nation-wide existence. It should be possible for any developer in any urban centre of the Federation to take advantage of the operations of the Central Mortgage Bank. For this purpose the Central Mortgage Bank should be structured to act as a central body from which several Building Societies and Housing Corporations throughout the Federation can obtain funds for their operations. (paragraph 12.19).

Comment :

The recommendation has been accepted by the Government.

23. The Panel recommends that :—

A National Building Society be established in every State. The Building Societies will all operate under the guidance and with the financial support of the Central Mortgage Bank which will have the functions of setting guidelines such as mortgage rates and maximum duration of mortgage and the initial deposit required. (paragraph 12.20).

Comment :

Government does not consider that there will be need for a separate National Building Society once the Mortgage Bank extends its activities to all parts of the country.

24. The Panel recommends that :—

Every State Government should be obliged to set up a Housing Corporation which will be concerned with building houses for sale, laying out plots of land for sale, and encouraging the setting up of Co-operative Building Societies within the State. (paragraph 12.21).

Comment :

Government accepts this recommendation. State Housing Corporations should also build houses for letting.

25. The Panel welcomes ;

The recommendation of the Anti Inflation Task Force which suggested the reduction of the interest rate by the Nigeria Building Society to 3 per cent and Governments acceptance of that recommendation, This we regard as a preferred rate of interest. The benefit of such a preferred rate of interest to an owner-occupier is incalculable. However, if the developer or owner chooses to let out the house, we recommend that Government through an appropriate agency, i.e. Rent Tribunal, should stipulate what rent should be chargeable in respect of such property. (paragraph 12.22).

Comment :

Government notes this observation. The proposal for special regulation of rent of properties developed from public funds will be studied more closely by the appropriate arms of the Government.

26. The Panel recommends that :—

For those seeking house mortgage loan from Building Societies the initial deposits should be 1 per cent for the low income group, 3 per cent for the middle income group and 5 per cent for high income group, Where the developers are employees of any organisation employing more than ten people in which case they are members of the National Provident Fund and when they have contributed to the fund for more than one year we recommend that, the loan should be 100 per cent and the equivalent contribution standing to the credit of the employee in the National Provident Fund should be used as a security. (paragraph 12.23).

Comment :

Government does not accept the recommended decrease in deposit level. The existing deposit requirement of 10 per cent is considered fair. The practical possibility of using Provident Fund entitlements as a deposit for a 100 per cent housing loan will be further examined.

27. The Panel recommends that :—

The period of amortization of loans granted by Building Societies should extend up to a maximum of 35 years depending on the applicant's age. Applicants should no longer be disqualified simply because they are older than 50 years. Shorter periods of amortization may

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be granted in such cases. Suitable clauses should be incorporated into the agreement to use Pension or Provident Fund benefits as securities as is done in Singapore. (parapgrah 12.24).

Comment :

Government does not accept that the period for amortizing loans be extended to 35 years as the existing amortization period is related to the expected life of the property. However, Government accepts that loans be granted to people over 50 years where this is not already being done as the building itself is sufficient guarantee in case of death of the borrower. The question of the use of Pension or Provident Fund benefits as securities will be further studied and adopted as necessary.

28. The Panel recommends that :—

Government should issue more specific guidelines to commercial banks in respect of loans for housing. It is not enough to say that a certain percentage of the total loan portfolio ought to go to residential housing projects. Specific instructions relating to period of repayment and preferred rates of interest ought to be given. In our considered opinion the period of repayment should be between 7 and 10 years. (paragraph 12.25).

Comment :

Government accepts this recommendation.

29. The Panel recommends that :—

It will be necessary to raise additional funds from private sources such as Insurance Companies, Pension and Provident Funds and other Finance Houses. We recommend that the Central Mortgage Bank should have the responsibility of guaranteeing the State Housing Corporations and Co-operative Building Societies in their efforts to raise additional funds. (paragraph 12.26).

Comment :

Government accepts the first part of this recommendation. State governments should however be able to guarantee loans to their housing development agencies and the Central Mortgage Banks should only become involved in exceptional cases.

30. The Panel strongly recommends that :—

Large companies should be requested to use their own borrowing capacity and managerial resources to raise large funds in laying out large areas of residential land and in building houses on them for all classes of their employees who will then purchase these houses using loans from Building Societies. For this purpose State Governments must be prepared to acquire large areas of land within the Residential Sector of the urban Master Plans, and turn over such land to companies which must be given a limited time to carry out developments on the land in respect of housing for their employees and in accordance with an approved layout. (paragraph 12.27).

Comment :

Government accepts this recommendation and is in fact already working out measures to this effect, which will involve substantial government subsidy to companies developing housing for their workers.

31. The Panel recommends that :—

Without prejudice to recommendation 12.23 (which deals with loans for house purchase or construction), we further recommend that the Building Societies should also give loans for the purchase of land. (paragraph 12.28).

Comment :

Government accepts this recommendation.

32. The Panel recommends that :—

Government should allow interest payable on Mortgages by owner-occupiers as deductible expenses for purposes of income tax. (paragraph 12.29).

Comment :

Government does not accept this recommendation as the recently introduced uniform personal income taxation and other government programmes have already considerably lightened the tax burden.

33. The Panel recommends that :—

Government should explore the possibility of directing the Central Mortgage Bank to give funds at such reduced rate of interest say 2 per cent to estate development companies that are prepared to observe a policy of limited dividend or to voluntary non-profit making organisation interest free. (paragraph 12.30).

Comment :

Government does not accept this recommendation as the reduction of interest rates to 3 per cent is considered more than adequate incentive in this regard.

34. The Panel recommends that :—

Greater encouragement should be given to self-aid programmes. Many families now living in substandard houses should qualify for small loans of ₦100 to ₦2,000 from the Building Societies to upgrade the standard of their housing ; subject to the existing house being used as a security. (paragraph 12.31).

Comment :

Government accepts this recommendation.

CHAPTER 7

THE BUILDING INDUSTRY

35. The Panel recommends that :—

The Federal Government should make it possible for the machinery (including spare parts) and equipments for System Building to be imported duty free. (paragraph 12.32).

Comment :

Government notes this recommendation. Federal Ministries of Finance and of Housing, Urban Development and Environment will examine the possibilities further. Meanwhile, a detailed study of different types of System buildings is in progress and is aimed at determining those suitable for Nigeria conditions.

36. The Panel recommends that :

Expatriate skilled manpower for System Building should be readily allowed into the country. (paragraph 12.33).

Comment :

Government notes that whenever other necessary conditions are satisfied the Ministry of Internal Affairs would readily allow such expatriates into the country.



FEDERAL REPUBLIC OF NIGERIA

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Hunley
Extract from

THE ATTACK ON INFLATION

Government Views on the First Report
of the Anti-Inflation Task Force.

PRICE: FIFTY KOBO

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Rent, Housing and Land

5. The Task Force recommends that :

(i) Rents should be frozen for the next two years and advance payment of rent by new tenants for residential accommodation should cover a maximum period of three months at the expiration of which rents should be on a monthly basis. Tenants whose landlords refuse to accept the rent freeze should pay the rents due at the end of each period to a government treasury. (Paragraph 261).

Comment :

In view of the many problems including that of effective enforcement, that would arise in the implementation of this recommendation, Government is unable to accept it. However, Government realises that the complex problem of rent control deserves the closest study. A Rent Panel will therefore be set up to examine further the problem of rent and rent control in all its ramifications and make appropriate recommendations.

(ii) Government should announce its intention to allocate FESTAC houses to members of the public if the FESTAC will not be held before January 1977. The houses should be allocated to those who do not now own any house of their own ; who are resident in the places where the houses are located ; who have not benefited from loans for any subsidized housing schemes provided by public or private sources and who will physically reside in the houses and will not sub-let them. (Paragraph 262).

Comment :

In accepting this recommendation, Government notes that the criteria for allocating to members of the public houses constructed under the Federal Housing Programme were already being worked out.

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Comment :

In accepting this recommendation, Government notes that the criteria for allocating to members of the public houses constructed under the Federal Housing Programme were already being worked out.

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(iii) Import and excise duties on building materials and Commercial vehicles and their spare parts should be reviewed with a view to further reduction or abolition. Manufacturers, importers and distributors of these items should be consulted and agreement reached on new and lower prices before this tax concession is granted. (Paragraph 263).

Comment :

Government notes this recommendation and has already started to examine critically the pricing practices in certain lines of business.

(iv) The exportation of timber, sawn or unsawn, should be abolished with immediate effects, and licences for saw-mills should be more freely granted. (Paragraph 264).

Comment :

Government accepts this recommendation subject to all existing contractual obligations being honoured. The Federal Ministry of Co-operatives and Supply will, in consultation with its state counterparts, establish saw-mills to avert possible depression which might be caused in the log industry by the abolition of exportation of timber. The Ministry will also arrange for the purchase of timber available for processing locally or abroad.

(v) The approval procedure for building plans should be thoroughly overhauled and streamlined such that approval or non-approval is communicated to the applicant within 30 days of submission of plans. This recommendation should take effect from 1st of April, 1976, if accepted. (Paragraph 265).

Comment :

Government accepts this recommendation. All government institutions having functions in the housing area will streamline their procedures so that applicants for loans could have their applications considered within the shortest possible time.

(vi) (a) The implementation of the housing estates listed for development in the Third Plan should be speeded up and every effort should be made to overcome all legal and financial problems that may be holding back more rapid development. (Paragraph 266).

(b) In order to maximise the impact of government capital expenditures on housing, equal emphasis should be given to direct construction of residential units and to the provision of basic infrastructures in various layouts on which individuals can build their own houses. (Paragraph 267).

Comment :

Government accepts these recommendations.

(vii) In view of the quantitative inadequacy of the housing programme as contained in the Third Plan, the Governments of the Federation and the housing agencies should without further delay, acquire large acreages of land in the various urban centres for purposes of laying out housing estates complete with water, electricity, roads and drains. While most of these estates should be made available to individuals for development, a few could be put at the disposal of big employers (in the public and private sectors) who may be willing to develop housing estates for the use of their employees. (Paragraph 268).

Comment :

Government accepts this recommendation. However, in acquiring land in the rural areas for purposes of laying out housing estates, account will be taken of the problems of inheritance, fragmentation, consolidation, re-settlement patterns, and the traumatic effect which the policy in respect of land acquisition in the rural areas may have and their likely impacts on the culture and the occupation of the people.

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(viii) (a) To encourage housing construction and home ownership, government should set up an agency which will prepare standard residential building designs and make them available to members of the public at nominal charges. (Paragraph 269).

(b) Co-operative marketing organisations should set up temporary building materials depots in or near the various housing estates and lay-outs as a means of assuring steady supplies on building sites and at reasonable prices. Government should encourage the formation of Housing Co-operatives and where plans by such bodies are already in existence, arrangements should be made to provide them with necessary finance. (Paragraph 270).

(c) In order to make a positive impact on housing supply in the shortest possible time, the Nigerian Building Society should, in playing its new role of Mortgage Bank, encourage employers in the public and private sectors to establish housing loan schemes for their employees. (Paragraph 271).

(d) The Nigerian Building Society and the various housing corporations should be enabled through the provision of additional funds and manpower to extend to the public at large, easier terms and conditions. The interest rate should be reduced to 3 per cent and calculated on a discount basis, and only a deposit of 10 per cent of total building cost should be required before a housing project can be financed. (Paragraph 272).

Comment :

Government accepts these recommendations.

(ix) (a) A comprehensive national policy on land should be put into effect as a matter of urgency, by the promulgation of a Decree that will have the effect of vesting all land in principle in the State Government. Under such a policy, all future transactions in land will require the approval of the respective State Governments and will be on a leasehold basis; Government will have power to acquire land for its own use and to ensure that the community obtains the maximum benefit from rising land values. (Paragraph 273).

(b) An appropriate machinery should be set up to work out the implications of the recommendation in 273 above, and to examine some of the questions that are likely to arise. (Paragraph 274).

Comment :

Government does not accept these recommendations which would result in vesting all private land in all parts of the country in the State.

(x) All State capitals, other major towns and cities and the areas immediately adjoining major industrial projects, major highways, educational institutions, etc. should be declared "designated areas" and in all such areas, the policy on the leasing of land should be "one person one plot". (Paragraph 275).

Comment :

Government accepts this recommendation. The details will be worked out by the respective State Governments in consultation with the Federal Military Government.

(xi) A Federal Ministry of Lands should be established to execute and monitor the various policies on land. The Ministry will define and review from time to time what is meant by a "plot". (Paragraph 276).

Comment :

Government does not accept the proposal to establish a Federal Ministry with executive responsibility in land matters reserved for the States and the traditional communities.

FESTAC AND THE CHRISTIAN

THE so-called protagonists of cultural revival in this country should stop brain-washing the common people of the country. These officials who ride in best of Mercedes Benz cars, lodge at most luxurious hotels during Arts Festivals and put on European lace dress instead of the traditional "Adire" or "Aso Ofi" at such occasions while they command the artists to put on wretched half-torn traditional hunters dress forcing them to perform primitive dances.

These people who pretend liking anything Africans never find anything African good. They send their children to schools in U. K. and U. S.

They spend their holidays in Europe and America instead of Kainji Dam or Lake Chad. They call our textile products names like "Ponki", "Nikeja" and so on.

They propose unworkable programmes to the Government about cultural revival because of the selfish monetary gain accruing to them.

God has given oil wealth to the people of this country so that the common man could feed well, clothe well, and live in good shelter.

These protagonists have advised our good Government wrongly to give part of this God-given wealth to them for the erection of temples, shrines and alters for idols which are an abo-

mination to God. God is never happy with any nation that promotes idol worshipping.

It is outrageous to learn that some so-called christian leaders give full support to the advancement of idolatrous rivalry to God. If these so-called christian leaders really belong to God, they should know that idolatry is abhorrent to God. It is a negation of the first three commands of God in Exodus chapter 20: verses 3-5. In Joshua Chapter 24, verses 14-20, God tells us that He was displeased with idolatrous people and was going to annihilate them.

Let these few name-makers and money-seekers leave this country for us. Christianity and Islam are enough for us, do not bring us back by 100 years.

The argument against christianity is that it is a foreign religion. Is education not foreign to us? Is modern technology with its products not foreign to us? Why did we agree to adopt them?

Why do we not resist modern medicine and building engineering and leave it our huts? The hard fact is that christianity had brought education and civilisation to us. Whether you like it or not, it has outlived the age of primitive oracles and sacrifices.

SEGUN AKINYEMI
Ibadan.

SAVE US FROM THIS DEATH TRAP

THE most boring and unpleasant journey one can think of is to go to Otun-Ekiti or Omu Aran from Oshogbo via Ila Orangun....

Potholes and dangerous bends are characteristic features of this so called road.

Those unfortunate Nigerians living in this area, have got no option but to use the only death trap at their disposal.

What is surprising is that Brigadier David Jemibewon, Governor of Oyo State, went to Ila not less than twice.

Yet, his government has not been able to act with military precision for which this administration is noted. Either by accident or de-

sign, this road which links Oshogbo (Oyo State) to Omu Aran (Kwara State) and Otun Ekiti (Ondo State) has been left to deteriorate everyday with no solution.

And, this is a military government on which the masses are looking up to as the ONLY saviour and hope for us in Nigeria.

One begins to wonder, why it is unfortunate to live in a particular area of the country.

I am now calling on both the Federal and Oyo State Governments to re-construct this important road for easy movements for the poor victims on this road.

We have no choice.
ADEREMI ADEBAYO
Ila-Orangun



My man of the year is a farmer

PLEASE permit me to have a chat with the public through your widely read paper on My Man of 1976.

He is no other man than Chief Awolowo; the Farmer of Awolowo Farm, Elere via Omi-Iddo, Ibadan West.

He made his settlement a paradise and his cassava plantation is almost limitless.

He feeds at least a million people in Oyo and Ogun States.

People come over fifty

miles away from his farm to buy cassava.

Go to Elere during the day and you find people as many as you find at Orita Merin in Ibadan.

His is the real Operation Feed the Nation.

This Awolowo farm is just 18 miles from Omi and 27 miles away from Ibadan.

Find out this fact and you will conclude that he is 'My Man of 1976'.

A. G. BUSARI
Ibadan



CHIEF OBAFEMI AWOLOWO

What type of project is this?

WHEN sometime in 1975, the Energo project arrived at Kishi in Oyo State and announced that they came for the electrification of the town, everybody went wild with joy, but our joy was short-lived when the work finally began.

This is because only one-quarter of the town was marked for electrification and some of the officials of the Company when asked will tell you that they are working on the contract that was awarded.

The only thing we are told is that the project is being carried out by the Federal Military Government.

The questions are:

- (i) Is there going to be another contract for the remaining parts of the town?
- (ii) Who will be responsible for the electrification of these parts? and,
- (iii) Was any survey carried out in the town before the project was embarked upon and if so when was it carried out?

All these questions are being asked by the people of Kishi but there have been no single answer to the questions.

I am now appealing to Oyo State Military Governor, Brigadier D. M. Jemibewon to look into this matter and order a revisit of the town by Officials of either NEPA or Energoproject or whoever is responsible as the work is nearing completion.

JIMOH AJISAFE
Kishi.



BRIG SHEHU YAR'ADUA

PATH TO U. P. E SUCCESS

I will be very grateful if you can allow me to express execute its plan i. e. paying two suggestions on the matter of U.P.E, teachers who refuse to work in the remote villages.

My first suggestion to the federal government is to execute its plan i. e. paying of bush allowance for those working in the bush as early as possible.

Secondly, the federal government should also give all P. P. E. teachers motorcycle-loan immediately they pass out of their colleges.

This will help those who cannot sleep in the bush to come to the nearest town or city.

If the federal government take to this advice, the U. P. E. teachers will stay in their respective schools with joy and happiness.

JOHN TAIWO OKE
Ibadan

Peg TV prices during FESTAC

THERE have indeed been great preparations for the forthcoming FESTAC, but sadly many interested people in this country will not be able to watch any part of it not only because they are far from the centres of this festival, but also because the centres could not even accommodate all willing spectators.

It will be greatly missed by the children in particular, who are supposed to be regenerated into our culture.

The other way that this festival will be brought home to the people is through television.

But unfortunately, television still remain a luxury in this country.

Either of the following two ways, will do a lot to reduce the miss. First, I suggest that government

make television sets available for the people to view at various centres of important towns and villages.

Secondly, the government should give about ₦360.00 advance of 24 months instalments to its employees.

If this later suggestion is accepted, the government should peg prices of television sets and make them available to the public.

A glorious example is the sale of crash helmets by the Oyo, Ogun and Ondo States governments.

Through their action, the price of crash helmet has become almost stabilized.

Taking the attendant problems of each suggestion into consideration, it will be in the interest of all, if government accepts the second alternative.

BISI JOHN
Lagos

Schweppes BITTER LEMON
the drink for real lemon-lovers

Price per bottle off-the-shelf
15k
liquid content only

'Political leaders should fail no more'

IT would amount to a crime for future political leaders whose national trust is expected to fall short of expectation.

This view was expressed at a press conference addressed at Abeokuta by Alhaji Adegbenro, son of the late Alhaji Dauda Soroye Adegbenro, a prospective local Government election candidate.

He said after the harrowing experience of the pre-military administration and the subsequent years, it was time when nobody could claim to do anything out of ignorance or inexperience.

Considering the implications of the local government election, Alhaji Adegbenro said, the exercise from the available evidence was not generating the natural excitement.

He said one of the reasons of the apathy was that the people's political sentiment had been dormant for the last eleven years and would require more than a mere announcement to spur them to action.

Another reason, he said, was that the draft of the constitution under which the elections were to be held was only recently submitted to the Federal Military Government and was still to be debated and ratified.

It would be vague if the election would be based on individual merit as proposed, he said.

The alternative to this,

ditional rulers to submit nominations of their areas as candidates for the election.

Alhaji Adegbenro observed that in the absence of this, the results of the election might well be a carbon copy of pre-military list of candidates because those were the only politicians known to them.

since campaigns were not allowed, he added, was to permit Obas and other traditional rulers to submit nominations of their areas as candidates for the election.

N34,000 collected at palace launching

A total sum of N34,000 was collected at the fourth launching of the Soum Palace Fund which took place with a ceremony at the Town Hall, Ogbomoso recently.

In his opening address, the Chairman of the occasion, Alhaji Salawu Adedigba, expressed gratitude for the honour done him to chair the occasion.

He appealed to all sons of Ogbomoso at home and elsewhere to donate generously towards the fund.

He later donated N5,250 as part of his own contribution towards the fund.

Speaking at the occasion, the Soum of Ogbomoso, Oba Oladunni Oyewumi Ajagunbade III appealed to the people to expedite action on the completion of

the palace so that other projects could be embarked upon without delay.

On the Local Government registration exercise, Oba Oyewumi enjoined everybody to register in order that the exercise might be a huge success.

"It is only by registering that you can vote, and by voting for the candidate of your choice, you are performing your civic right", he added.

The ceremony was rounded off with a visit to the site of the palace to see what progress had been made.

The occasion was attended by distinguished sons and daughters of Ogbomoso as well as people from all walks of life.



INSPECTING THE HOSPITALS

THE Chairman of the Oyo State Health Council, Dr. Victor Lawoyin, visited Muroyo Catholic Hospital in Ibadan recently.

It was during his inspection tour of government and voluntary agency medical institutions in Ibadan that Dr. Lawoyin is seen here

extremely right inspecting the laundry at the hospital while other members of the entourage look on.

RADIO-TV PROGRAMMES FRIDAY

NBC (National)

5.30 Drum Signal 5.34 National Anthem 5.35 Programme Summary 5.40 Family Prayers 5.50 Jumat talk 6.00 News at Dawn 6.03 From the Nigerian Editorials 6.08 EWI 6.13 Breakfast Fiesta (Commercial) 6.30 States' News Summary 6.35 Breakfast Fiest (Comm) 7.00 The News 7.10 Your Government and You 7.15 EWI 7.20 Breakfast Fiesta (Commercial) 8.00 News of the Hour 8.03 News in Ede Eki Fulfulde and Hausa 8.15 Commercial Announcement P.P.A 8.45 Educational Service: Using English 9.00 News Summaries in Igbo, Ijaw Kanuri Tiv and Yoruba 9.15 Eku Oro Aje (Commercial) 10.00 The News 10.10 Programme Promotion 10.15 Educational Service: History of Africa 10.30 Educational Service: Merchant of Venice 10.45 Educational Service: Everyday English for Primary Schools. 11.00 News on the Hour 11.03 Educational Service: Good Citizenship 11.18 Educational Service: Oral English 11.33 Educational Service: Reading for Pleasure 11.48 Educational Service: Social Studies for top primary. 12.00 News on the Hour 12.03 Educational Service Let's sing together 12.30 Prelude to Mumat Service 12.53 Second call to prayers 1.02 Jumat Service 1.30 The News 1.40 From the Nigerian Editorials (Rep. 0603) 1.45 Amuseya (Commercial) 2.00 Your Government and You 2.03 Amuseya (Commercial) 3.00 News on the Hour 3.03 Amuseya (Commercial) 3.30 News in English 3.40 commercial announcements 3.55 Programme Highlights 4.00 The News 4.10 News Talk 4.15 Famine fair 4.45 News in Edo, Eki and Fulfulde 5.00 News in Yoruba 5.10 Hot Spot: (Commercial).

6.00 News in Hausa Ibo and Ijow 6.15 Your Government and You 6.20 Bamilo (Commercial) 7.00 The News 7.10 News Talk (from 1610) 7.15 News in Kanuri, Tiv and Yoruba 7.30 Ewi from (0608) 7.35 Do you Know? (Rep Sunday 2003) 7.45 Christian Comment: (Network) 8.00 News in English and Yoruba 8.20 Commercial Announcements 8.30 Agbe Oni Amodu: Magazine Programme 8.57 A record for you Quran 10.00 The News 10.10 Weather Bulletin 10.15 Educational Service: Moussa et ses amis 10.30 Our kind of Music 11.00 News on the Hour 11.03 Evening Worship Anthem. 5.28 Station Identification Drums: 5.29 National Anthem (Vocal Version); 5.30 Frequency Announcement: 5.35 Ina Kwananku; 6.00 ment: 5.22 Morning Prayers Jama'at Talk: 6.15 Good Morning With R T K 7.00 Barka Da Yau; 8.00 Zaben Safe; 8.45 For Schools; 9.00 North Western State Calling; 9.30 Kano State Calling; 9.30 Mu Tattauna; 10.30 Calling 9.30 Kano State Calling; 10.00 Mu Tattauna 10.30 For Schools 10.45 Filin Manoma 11.00 For Schools 11.15 Kalangu Music 11.30 For Schools 12.00 The News 12.10 Interlude 12.15 For Schools; 12.30 Bukukuwa Da Al'Adun Fulani 12.45 Uwargida Barka Da Aiki 1.15 Zaben Robb 1.30 Labarun Duniya 1.40 Jawa bi Bayan Labaru; 1.45 Zaben A P C 2.00 Moslem Religious Songs 2.30 Musulunci Ke Magana 3.00 Nation wide 4.00 Records Request 4.30 Labarun Duniya 4.40 Interlude Commercials 4.45 Matters Of Opinion; 6.00 The News 10.00 News Commentary 8.15 Jama at Talk 6.30 Zaben Almu 7.00 Barka Da Yau 8.00 The News 8.10 News Commentary; 8.15 Gundumi Fasa Kwanya 8.30 Zaben Phensic 8.45 Koyon Karatu Alkurani 9.00 Filin N T C 9.30 Labarun Duniya 9.40 Jawabi Bayan Labaru 9.45 Zaben Catenol 10.00 Nationwide 10.45 Fulani Traditional Show 11.00 Gina Sabuwar Nigeria 11.15 Zaben Dare 11.30 Labarun Duniya 11.40 Zaben Dare (Contd.) 12.00 Reading From The Holy Koran 12.11 Close Down and National Anthem.

WNBS

4.55 a.m. Tone; 5.00 am Station Opening; 5.02 am Thought of the Day; 5.05 am Programm Parade 5.10 am Top of the Morning; 6.00 News Headlines 6.00 a.m Ewi; 6.15 a.m Top of the Morning 7.00 a.m Western State News 7.05 am Review of Editorials 7.10 am Personal Announcements 7.15 a.m Irohin; 8.08 Top of the Morning 9.00 am News Headlines 9.02 am AA Ro L'aje 10.00 am News Headlines 10.02 am Mid-Morning Show 11.00 am News Headlines 11.02 am Mid-Morning News 11.02 am Orente Women's Hour in Yoruba 12.00 Noon News Headlines: 12.02 pm Jumot talk 12.15 pm Music While You Work; 1.00 pm Irohin 1.15 pm Music While you work 2.00 pm News Headlines 2.02 pm Music While you Work 2.30 pm Children Half Hour - English 3.00 pm Western State News Summary 3.08 pm WNBS On the Move 4.00 pm News Headlines 4.07 pm Irohin 4.10 pm W/BS m th eMove 4.30 pm Personal Announcements 4.58 pm WNBS On the Move 5.00 pm Western State News and Reports 5.15 pm WNBS on the Move (cont'd) 5.30 pm Schools Broadcast 5.45 pm WNBS On the Move (cont'd) 6.00 pm African News 6.10 p.m Ewi 6.15 pm Your Civic Duty 6.20 pm Personal Announcements 6.30 pm E tu'roka 7.00 pm BBC News Relay 7.10 pm How You Dey? - request programme in pidgin English 8.00 pm Irohin 8.10 pm Music Interlude 8.15 pm Newsreel 8.30 pm E da Soru Yi - Current Affairs in Yoruba - repeat from Monday 2.30 pm 3.00 pm National News 9.10 pm Social Adverts and Promotions 9.15 Owe Ati Asayon Oro 9.30 pm WNBS Theatre 10.00 News Headlines 10.02 Evangelistic Association - Sponsored 10.30 My Kind of Music (by Guest Artiste) 10.45 My Kind of music by guest artiste 11.00 News Headlines 11.02 am Starlight Hour: 11.55 News Station Closing and National Anthem. 5.28 Station Identification Drums: 5.29 National Anthem.

NTV-IBADAN

7.30 Ayo Lu 7.30 - 7.35 Ono State Today 7.00 - 7.00 Happy Days 6.30 - 7.00 News in Brief 6.05 - 6.30 Show (D) 5.55 - 6.00 Vision 5.30 - 5.55 Puppets 5.00 - 5.30 Schools Tele Irohin 7.35 - 8.00 Music Makers 8.05 - 8.30 Awada (R) 8.30 - 8.55 Back to the land (N) 9.00 - 9.25 Network News 9.30 - 9.55 Matter of Conscience 10.00 - 10.30 Views and Reports 10.30 - 11.00 Controversy/ Human Angle 11.00 - 11.55 Detective 11.55 - 12.00 News Summary 12.00 - 12.05 Station Promotion & Close Down

NTV-LAGOS

8.00 - 6.30 Children's Time 6.30 - 7.00 Nigerian Dances 7.00 - 7.10 News 7.10 - 8.00 Public Opinion 8.00 - 9.00 Sports 9.00 - 9.30 News 9.30 - 10.15 15 - 11.30 Manix 11.30 - Matters of the Moment 10.12.00 NIGHT Cap with News Summary News

NBC-KADUNA

5.28 Station Identification Drums: 5.29 National Anthem.

OYO STATE OF NIGERIA

Local Government Election, 1976

The Oyo State Steering Committee which is charged with the responsibility of conducting elections into the Local Governments in the State on December 28, 1976 has approved the following programme for the elections for the information of members of the public:—

- October 22nd — 28th, 1976 — Publication of the List of Voters and hearing of objections and claims.
- October 29th —
November 12th, 1976 — Compilation of the final list of Voters.
- November 15th, 1976 — Statutory announcement of the day of election.
- November 15th — 30th — Nomination of Candidates.
Nomination forms to be collected from the Office of the Local Government Secretary in each Local Government area as from November 15th, 1976.
- December 2nd, 1976 — Publication of the names of Candidates by the Electoral Officer at the Office of the Secretary of each Local Government.
- December 21st, 1976 — Publication of the names of Candidates and the location of polling station or stations in each ward and an indication of the persons entitled to vote thereat by the Electoral Officer.
- December 24th, 1976 — Names of Polling and Counting Agents to be given to Electoral Officers by candidates.
- December 28th, 1976 — Election Day
- December 28th — 29th, 1976 — Counting of votes and announcement of the names of successful candidates.
- December 31st, 1976 — Publication of the list of successful candidates.
- January 8th, 1977 — Inaugural meeting of Local Governments at which Chairmen would be elected.
- January 14th, 1977 — Approval of the Chairmen by the Military Governor.
- January 29th, 1977 — Holding of the first ordinary meeting of the Council at which full-time Supervisory Chairmen of Committees would be appointed.

Lagos State Development And Property Corporation

Vacancy For The Post Of General Manager

Applications are invited from suitably qualified candidates for the post of General Manager to the Corporation.

Qualifications:

The qualifications required for the post are as follows:

- (i) A recognised degree in Economics, Business Administration, Law, Social Science, Estate Management, Engineering and Architecture;
- (ii) Good professional qualifications in either Law, Accountancy, Town Planning, Surveying, Engineering, Architecture.
- (iii) **Personal Qualities:**
High integrity, dynamic leadership, motivation and drive.
- (iv) **Experience:**
Candidates must possess not less than 10 years post-qualification experience with wide, varying and suitable experience with at least 6 years in senior management level.
- (v) Candidates should not be less than 35 years old.

Duties:

By virtue of the LSDPC Edict 1972, the General Manager is the Chief Executive of the Corporation — with ultimate responsibility for the implementation of policy decisions and for the day-to-day administration of the affairs of the Corporation as laid down by law.

Salary:

Grade Level 16 — ₦11,268 x ₦11,844 x ₦12,420.

Conditions of Service:

The Corporation operates a non-contributory Provident Endowment Fund — though plans are under consideration to adopt a pensionable scheme soon. Residential quarters is available on the usual conditions. There is also a Staff Housing Scheme for Home Ownership. Other fringe benefits are similar to those applicable in the Lagos State Public Service.

Method of Application:

Applications (three copies) stating full Curriculum Vitae (age, marital status, education and qualifications, working experience) including names and addresses of three referees, one of whom must be the applicant's present employer, should be addressed to:

The Chairman,
Lagos State Development and Property Corporation,
P. M. B. 1050, IKEJA,
OR P. O. BOX 907, LAGOS.

Applications should be received not later than 15th November, 1976. Secondment or transfer terms may be negotiated, where applicable.

The successful candidate should, if possible, be available to assume duty about 1st December, 1976.

LAGOS STATE DEVELOPMENT & PROPERTY CORPORATION
ILUPEJU INDUSTRIAL ESTATE,
ILUPEJU.

UNIVERSITY OF BENIN

Benin City, Nigeria

SUPPLEMENTARY ADMISSIONS 1976-77 SESSION (DIRECT ENTRY)

- The candidates listed hereunder have been offered provisional direct entry admission to Part I of the degree programme in the Faculties indicated. The candidates are required to report in person to the Registrar (Admissions) to collect their letters of admission and proceed to register for their courses not later than **FRIDAY, 29TH OCTOBER, 1976**.
- Candidates accepting their offers are required to bring with them a non-refundable deposit of ₦20.00 and their original certificates or statement of results.
- Offers of admission not accepted on or before Friday, 29th October, 1976, will be deemed to have lapsed.

B. O. AKWUKWUMA
Registrar.

1. FACULTY OF ARTS AND SOCIAL SCIENCES

(a) ARTS

- ANTHONY, Shadrack Erhabor
- AGBOSA, Kasienan Emmanuel
- AGBAHWO, Stephen Smith
- CHIGBUE, Clement Okobshi
- ENUKU Usiwoma John
- EDO-EOTMHEN, Godwin Osajede
- EBAH, Thomas May
- EDJEREN, Felix Ovie Oradjeke
- JIBROMAH, Richard Monner
- MORDI, Gladys Ifeanyi (Miss)
- NKPING, Ekpenyong Okokon
- OTTIH, Florence Ngozi (Miss)
- OMIYI, Michael Ebosadoade
- OTOKHINE, Benjamin Aboharia
- OKOLIE, Philomina Ewengi (Miss)
- ORGIH, Victoria Agboayemie (Miss)
- OGBEWEI, Ebinyan Gilbert
- PHIDO, Kelly Edward

(b) SOCIAL SCIENCES

- AZIGBO, Efe Rose
- APPAH, Ekpen
- AGBONIKA, Peter Omenetu
- AUDU, Alhassan Akor
- AKPANTAKU, Isaac Durejaye
- AMENKHIANAN, John Ebiobhoire
- ALMONA, Patrick Uche
- ADAMA, Abu
- AKURU, Sunday Iziaduniso
- ANEMONASE, Ayo Peter Sunday
- ADAGHA, OMONIGHO J.
- BRAIMOH, Suleiman Okhafoede
- COLEMAN, Theodore Egwes
- DIMPKA, Hari Otua
- EJEMARE, Henrietta Onome
- EGBO, Peter Chukwuyem
- EBILOMA, Sunday Abdul
- EKPEKI, Okpavberhe Gabriel
- ERHIEGUREN, Owojerien
- EJEMEYOYWI, Igbo Andy Khalil Epharaim
- ERIAGBON, Leta Phileas
- ETUK, Gregory Thomas
- FOFAH, Novapoo Emmanuel
- GEORE, Silas Justince
- IGUGU, Victoria Omatie
- IGBINOBA, Emmanuel Osadebamwen

- IZE-IYAMU, Henry Eghosa
- IKHALEA, Akhiemien Ignatius
- ITSEDE, Christopher Oshoma
- IDRISU, Ibrahim Dauda
- IZUAGHE, Momoh Sule
- JIMBA, Jajiba Adam
- MOSES, Elizabeth Omorunde (Miss)

- NZEMEKE, B. Patrick
- NWALUPUE, George Chukwuka
- OKOH, Ndubuisi Paul
- OBAZE, Samuel Osadolor
- OKOJIE, John
- ONOJORHOVWO, Eseroghene
- OSANI, Joan Fumilayo
- OJISUA, Benjamin
- OJO, Vincent Tuma
- OSIGBEMEN, Godwin Peter
- OSAMWONYI, Inugharo I.
- KHUMHALE, Ivhieramor
- OMOLOWO, Siaka Aniwo
- OFORGHOR, Anetor, Abumere
- OSEJI, Martins Pereowei
- OGUNDU, Wali Appolos
- OGBANJE, Emmanuel
- OBASEKI, Johnson Peter
- OHIEMBOR, Olubor Reuben
- OMENKA, Pascal Chukwuka
- OMOKHARE, Samuel Otutobo
- TSEJEM, Terrumum Ezekiel
- UWAGBOE, Mobie Orrimichen
- UMUKORO, Marshal
- IGHFELIYOVWE, Jacob
- UDUEBOR, Omoregie Joseph
- UTOMALIKI, Beni Joel
- UDOFIAH, Archibong Akpan
- UZOKA, Francis Okolie
- URHOLE, Otuavwoga Paul Enajero
- WANGHO, Tobare
- YAKYRU, Idi Baba

2. FACULTY OF EDUCATION

B.Ed. (Arts)

- ABBEY-KALLO, Godfrey Ben
- AILOKPEDE, B. Ikhaefa
- AISABOR, Ambrose Ojemudia
- AGBAMUCY, Anthony Onyemachi
- ASAGBA, Ovgueraye
- ASOYA, Marj Goretta Adobi (Mrs)
- AWOM, Phileron Acinze

- BIOWE, Ororowa Ojike
- ESIERE, Etim Sampson
- EREMASI, Kenneth
- EFAKPOKRIERE, Sam Ejenakevwe

- EGWAKHIDE, Gregory Imomoh
- EKPEKURO, Thomas Ewubare
- EDIENE, Victoria Joshua (Miss)
- EHIGHALHA, Pius Osajie
- EYENANAOTU, Julius Otuwo
- EDOMWONYI, Ambrose Edoghigawerie

- ENEMAKU, John
- ESANGBEDO, Victoria O. Andrew (Miss)
- EBON, Emmanuel Okon
- GBAGBEKE, Jacob Omanuayen

- IBO, Okon Ayi
- IGHALO, Monica Ejehiokhin (Miss)

- IBIANG, Bassey Arikpo
- IRUENABERE, Woriboye
- MANYAM, Becky Sewuese
- AWABUOKU, Rhoda Chinwe (Mrs)

- OFILI, Tony
- OYENIYAN, Bola Tiamiyu
- ONAGHISE, Louise Monday
- OGWO, Sunday Chiyeme
- OKORAFE, Gabriel
- OKOTIE, Jacobs Ogaguvie
- OSAGHAE, E. Eghosa
- OBADINA, Isiaka Yomi
- OWOLABI, A. Florence (Miss)
- OGU, Ruth Ladi (Miss)
- ONOSE, Ann Evbo (Miss)
- OMOLUABI, Evelyn Alukhomo
- OKOSOR, Sylvester Uhonmoibhi
- OSARUNWENSE, Francisca (Miss)
- SISTER, Onyekwe Maria Goretta Ngozi (Miss)

- TOYE, Clement Olajide
- TANIRU, Babs
- TETSOLA, Rebecca Oghenechuke
- UNUDEF, Queen Onome

(b) B.Ed. (Social Sciences)

- AJAILE, Dennis Ikemefume
- HAPINAH, Hokeen
- KOLAWOLE, Samuel Olu
- ODEDE, Ataiju Richard
- OLUMIDE, Akin Oluyemi

(Continued on page 13)

PROPERTY DEVELOPMENT CORPORATION
OYO STATE

Constituted Under Western Nigeria Law
No. 12 of 1958

OFFICE OF THE GENERAL MANAGER
Western Nigeria Housing Corporation
P. M. B. 5214
Ibadan.

AC/651/Vol.IX/GM/162

Our Ref. No.....

Your Ref. No.....



SR/C 200/16

20th October, 1976.

CONFIDENTIAL



The Permanent Secretary
Ministry of Finance & Economic Development
Ibadan
Oyo State

Staff Structure and Draft Estimates 1976/77
for Property Development Corporation
of Oyo State

all-2-30

I am directed to acknowledge receipt of the copy of the Minutes of the Meeting held in your Ministry by our Corporation representatives on 30th September, 1976. This was forwarded to us under cover of your letter reference No. Est. A. 3/2/76-77/12 of 18th October, 1976. As requested we hereby enclose fifty (50) copies of our revised draft Budget 1976/77 within the two-day time limit imposed.

2. The Board of this Corporation in conjunction with Management has given further consideration to the issue of the proposed change in Staff Structure. It has been decided at our end that the Office of the Military Governor be approached on the specific issue of determining the Personal Emoluments portion of our Estimates on the basis of the current Structure in the interest of stability and effectiveness. The current Structure was adopted less than a year ago and it is felt here that it will be disruptive and distracting to have it changed, all of a sudden in the middle of a financial year. The Secretary to the Military Government and Head of Service has therefore been approached to grant approval to your Ministry to determine our Personal Emoluments Vote on the basis of the current Structure. I am to point out that except for this amendment which in financial terms amounts to only 0.2 million naira all the other alterations agreed upon at the Meeting have been duly incorporated and to the exclusion of any others.

3. We do hope that the Secretary to the Military Government and Head of Service would convey decision on the issue soonest so as to facilitate your final approval of the Budget about which our Corporation is so anxious. I am to convey you our thanks for the cordiality and cooperation at the meeting.

S. A. Oyejobode
(S. A. Oyejobode),
for General Manager,
Property Development Corporation.

Copy to:-

No. AC/651/Vol.IX/GM/162A
Ibadan: 20th October, 1976.

The Secretary to the
Military Government & Head of Service
Office of the Military Governor
Ibadan, Oyo State

For the attention of Mr. T.A. Akinyele:

Above is for your information and necessary action, reference our letter No. AC/651/Vol.IX/164 of 20th October, 1976.

S. A. Oyejobode
(S. A. Oyejobode),
for General Manager,
Property Development Corporation.

Sec (SR) 21/10

P. deal urgently.

T. A. AKINYELE 20/10/76

CONFIDENTIAL

7474

PROPERTY DEVELOPMENT CORPORATION, OYO STATE

IB/DAN

NEW REVISED DRAFT ESTIMATES

1976/77

October 20, 1976

ARCHIVES OF OYSCAC

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OYO STATE PROPERTY DEVELOPMENT CORPORATION

DRAFT REVISED ESTIMATES 1976/77

(for 6 months - Oct. 1976 to March 1977)

S U M M A R Y

	₦	₦	₦
Revenue	934,140		
Mortgage Loan Repayment	<u>440,000</u>	1,374,140	
Savings Deposit		<u>1,000,000</u>	2,374,140
Personal Emoluments (see details below)*	1,080,800		
Other Charges	462,110	1,542,910	
Capital Expenditure		<u>12,386,030</u>	
			<u>13,928,940</u>
			11,554,800

*Details of Personal Emoluments

	₦
Board Members	19,360
General Manager's Office	69,940
Administration Division	188,360
Estates Division	137,240
Legal Branch	63,950
Works Division	430,730
Accounts Division	<u>171,220</u>
	<u>1,080,800</u>

*For the entire Financial year. The Corporation's needs amount to only half of this. The working figure is therefore ₦540,400.

ARCHIVES OF OYO S.C.A.C

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Oyo State Property Development Corporation

Estimates - 1976/77

Head 1 - Revenue

Sub-head	Details of Revenue	Estimates 1976/77	Remarks
1	Ground Rent	1,000	
2	Interest on Mortgage Loans) (Non-Corporation Houses)	75,000	
3	Interest on Mortgage Loans) Corporation Houses)	16,000	
4	Interest on Staff Advances	4,000	
5	Interest on Short-Term Deposits	3,000	
6	Inspection fee for Mortgage Loans	8,000	
7	Sale of Plans & Specifications	2,000	
8	Plans Approval fees-Sub-Leases	10,000	
9	Insurance Agency Commission	2,000	
10	Rent of Corporation Houses	3,600	
11	Survey fees for Sub-Leases	12,000	
12	Legal fees for Sub-Leases) Contract Agreement and Mortgages)	40,000	
13	Fees for Legal Searches on) documents for loans)	1,000	
14	Mortgage Loans Application fees	2,000	
15	Stamp Duties & Registration fees	10	token figure
16	Canteen Receipts	10	" "
17	Miscellaneous Receipts	3,500	
18	Estate Maintenance Charges) (Industrial & Residential)	10	
19	Costs & Damages awarded on) litigation)	1,000	
		<u>184,130</u>	
		<u><u>184,130</u></u>	
	<u>CAPITAL RECEIPTS</u>		
20	Sale of land	10	
21	Sale of Houses	750,000	
22	Mortgage Loans Repayments	440,000	
23	Savings Deposits	1,000,000	
		<u>2,190,010</u>	
		<u><u>2,190,010</u></u>	
	Grand Total Revenue	<u><u>2,374,140</u></u>	

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
HEAD II: RECURRENT EXPENDITURE DRAFT REVISED ESTIMATES 1976/77
SUB-HEAD: PERSONAL EMOLUMENT

Item No	Establishment 1976/77	Post	Estimates 1976/77	Remarks
<u>Board Members</u>				
1.	1	Chairman at ₦4,000	4,000	
2.	6	Board Members at ₦2,000	12,000	
3.	1	Confidential Secretary II, GL.07	2,500	
4.	1	Messenger, GL.02	860	
		Total =	19,360	
<u>General Manager's Office</u>				
5.	1	General Manager, GL.15	18,000	
6.	1	Personal Assistant GL.10	5,460	
7.	1	Confidential Secretary, GL.07,08	2,500	
8.	1	Typist, GL.03, 04	930	
9.	1	Clerical Officer, GL.04	1,170	
10.	1	Messenger, GL.02	860	
		Total =	20,920	
<u>Internal Audit Section</u>				
11.	1	Principal Internal Auditor, GL.12	7,110	
12.	1	Senior Internal Auditor, GL.10	5,460	
13.	1	Internal Auditors Grd.I/II, GL.09,08	4,370	
14.	1	Senior Executive Officer, GL.09	4,670	
15.	1	Higher Executive Officer, GL.08	3,270	
16.	2	Executive Officer/Assistant Executive Officer, GL.07,06	4,400	
17.	3	Senior Clerical Officers/Clerical Officers, GL.05, 04	3,900	
18.	1	Stenographer, GL.05	1,440	
19.	1	Typist GL.03	930	
20.	1	Messenger GL.02	810	
		Total	36,360	
<u>Public Relations Section</u>				
21.	1	Public Relations Officer Grd.I/ Snr. Public Relations Officer, GL.09.	4,370	
22.	1	Asst. Public Relations Officer, GL.07	2,500	
23.	1	Senior Clerical Officer/Clerical Officers GL.05,04	2,610	
24.	1	Driver/Projectionist GL.05	1,440	
25.	1	Typist GL.03,04	930	
26.	1	Messenger GL.02	810	
		Total	12,660	
GRAND TOTAL - OFFICE OF THE GENERAL MANAGER:			69,940	

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES - 1976/77

Head II - Recurrent Expenditure
Sub-head I - Personal Emolument.

Item No.	Establishment 76/77	Post	Estimate 1976/77	Remarks
<u>ADMINISTRATION DIVISION</u>				
27	1	Controller of Administration GL 13	7,770	
<u>Administration General Section</u>				
28	1	Principal Assistant Secretary GL 12	7,110	
29	1	Senior Assistant Secretary GL 10	5,460	
30	2	Assistant Secretaries I/II GL 09/08	7,640	
31	1	Senior Executive Officer GL 09	4,370	
32	2	Higher Executive Officer GL 08	6,530	
33	3	Executive Officers/Assistant Executive Officers GL. 07/06	7,090	
34	1	Confidential Secretary GL 07	2,500	
35	1	Stenographer GL 05	1,440	
36	6	Senior Clerical Officers Clerical Officers GL. 05/04	8,020	
37	2	Chief Typists GL. 05	2,880	
38	5	Typists GL. 03/04	4,940	
39	4	Clerical Assistants GL. 03	3,790	
40	4	Telephone Operators/Attendent GL 03	3,960	Oshogbo & Ife
41	5	Messengers GL. 02	4,100	
42	8	Office Cleaners GL. 01	5,760	
43	1	Despatch Rider GL. 02	830	
44	1	Rest House-keeper GL. 03	900	
45	1	Senior Motor Driver/Mechanic GL 06	1,910	
46	26	Footballers GL. 03, 04, 05	30,450	See Note
47	10	Motor Drivers GL. 03/04	9,000	
48	1	Head Security Guard GL. 05/04	1,440	
49	4	Security Guards GL. 02	3,220	
50	30	Watchmen GL. 01	21,600	
			152,710	

OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES - 1976/77

Head II - Recurrent Expenditure

Sub-head I - Personal Emolument

Item No.	Establishment 1976/77	Post	Estimate 1976/77	Remarks
<u>PERSONNEL SECTION</u>				
51	1	Senior Assistant Secretary, GL. 10	5,460	
52	1	Assistant Secretary, Grade I/II GL.09/08	4,370	
53	1	Senior Executive Officer, GL. 09	4,370	
54	1	Higher Executive Officer, GL.08	3,270	
55	2	Executive Officer /Assistant Executive Officer, GL.07/06	4,500	
56	3	Senior Clerical Officers/ Clerical Officers, GL.05/04	4,370	
57	1	Stenographer, GL.05	1,440	
58	1	Typist, GL.03/04	1,050	
59	1	Messenger, GL.02	830	
			<u>29,660</u>	
<u>Medical Unit</u>				
60	1	Senior Dispensary Assistant, GL.06	1,910	
61	1	Dispensary Assistant, GL.04	1,170	
62	1	Dispensary Attendant, GL.02	810	
63	1	Retainer fees for 1 visiting Doctor @ #20.00 each visit twice a week.	2,100	
Total:-			<u>5,990</u>	
Grand Total:- Administration Division			<u>188,360</u>	

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATE 1976/77

HEAD II: RECURRENT EXPENDITURE
SUB-HEAD: PERSONAL EMOLUMENTS

Item No.	Establishment 1976/77	Post	Estimates 1976/77	Remarks
<u>Estate Division</u>			N	
64.	1	Controller of Estate GL.13	7,770	
65.	1	Principal Estate Officers GL.12	7,110	
66.	3	Senior Estate Officers GL.10	16,380	
67.	8	Estate Officers/Valuation Officers GL.08; 09	31,130	
68.	2	Senior Estate Inspectors GL.09	6,530	
69.	3	Higher Estate Inspectors GL.08	9,800	
70.	10	Estate Inspectors/Asst. Estate Inspectors GL.07; 06	22,020	
71.	1	Confidential Secretary Gd. II GL.07	2,500	
72.	4	Stenographers GL.05	5,760	
73	12	Senior Estate Asst./Estate Assistants GL.05; 04	15,780	
74	6	Clerical Assistants GL.03	5,540	
75.	4	Typists GL.03; 04	3,600	
76.	4	Messengers GL.02	<u>3,320</u>	
		Total =	<u>137,240</u>	
<u>Legal Division</u>				
77.	1	Chief Legal Officer GL.13	7,770	
78	1	Principal Legal Officer GL.12	7,110	
79.	2	Senior Legal Officers GL.10	10,920	
80.	3	Legal Officers Grd. I/II GL. 09; 08	11,190	
81.	1	Higher Executive Officer (Legal) GL. 08	3,270	
82.	3	Executive Officers/Assist. Executive Officers GL.07; 06	6,320	
83.	1	Confidential Secretary Grd. II GL.07	2,500	
84.	1	Stenographer GL. 05	1,440	
85.	5	Senior Legal Clerks/ Legal Clerks GL. 05; 04	6,510	
86.	5	Typists GL. 03; 04	4,500	
87.	3	Messengers GL. 02	2,420	
		Total =	<u>63,950</u>	

OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES - 1976/77

Head II: Recurrent Expenditure

Sub-head I: Personal Emoluments

Item No.	Establishment 1976/77	P o s t	Estimate 1976/77	Remarks
<u>WORKS DIVISION</u>			#	
88	1	Controller of Works GL. 13	7,770	
89	1	Confidential Secretary Grd. II, Grade Level 07	2,500	
90	1	Clerical Assistant GL. 03	930	
91	1	Messenger, GL. 02	830	
			<u>12,030</u>	
<u>ENGINEERING SECTION</u>				
92	1	Principal Engineer GL. 12	7,110	
93	1	Stenographer, GL. 05	1,510	
94	3	Senior Engineers GL. 10	16,580	
95	4	Engineers Grd. I/II, GL. 09/08	15,890	
96	1	Principal Technical Officer GL. 10	5,460	
97	2	Snr. Technical Officers GL. 09	9,390	
98	4	Higher Technical Officers, GL. 08	13,060	
99	12	Technical Officers/Asst. Technical Officers, G.L. 07/06	26,420	
100	4	Foremen GL. 06	7,630	
101	6	Snr. Technical Assistants II GL. 05	8,640	
102	9	Technical Assistants GL. 03	8,100	
103	4	Chargemen, GL. 05	5,760	
104	10	Senior Artisans GL. 04	11,640	
105	1	Snr. Road Overseers, GL. 04	1,170	
106	4	Road Overseers, GL. 03	3,600	
107	20	Artisans, GL. 03	18,000	
108	10	Semi-skilled workers, GL. 02	8,040	
109	20	Unskilled Workers, GL. 01	14,400	
110	1	Typist, GL. 03/04	930	
111	2	Clerical Assistants, GL. 03	2,700	
			<u>186,030</u>	

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES - 1976/77
Head II - Recurrent Expenditure
Sub-head I - Personal Emolument

Item No.	Establishment 76/77	Post	Estimate 76/77	Remarks
<u>Survey Section</u>			N	
112	1	Principal Surveyor, GL.12	7,110	
113	2	Senior Surveyors, GL.10	10,920	
114	2	Surveyors I/II, GL.09/08	7,780	
115	1	Principal Technical Officer, GL.10	5,460	
116	1	Senior Technical Officer, GL.09	4,370	
117	4	Higher Technical Officers, GL.08	13,060	
118	6	Technical Officers, GL.07	14,980	
119	6	Senior Survey Assistants I/II, GL.06 /05	8,640	
120	4	Senior Survey Assts.in training GL.04	4,660	
121	6	Senior Chainmen, GL.04	6,980	
122	12	Chainmen, GL.03	10,800	
123	1	Typist, GL.03/04	.930	
124	2	Messengers, GL.02	<u>1,610</u>	
		Total	<u>97,300</u>	
<u>Architectural Section</u>				
125	1	Principal Architect, GL.12	7,110	
126	1	Senior Architect, GL.10	5,460	
127	2	Architects I/II, GL.09/08	7,640	
128	1	Principal Technical Officer, GL.10	5,460	
129	1	Senior Technical Officer, GL.09	4,370	
130	4	Higher Technical Officers, GL.08	13,060	
131	6	Tech. Officers/Asst.Tech.Officers GL.07/06	13,320	
132	1	Chief Technical Assistant, GL.07	2,500	
133	4	Senior Technical Asst. I/II, GL.05/04	4,840	
134	1	Foreman, GL.06	1,910	
135	1	Stenographer, GL.05	1,440	
136	1	Assistant Foreman, GL.05	1,440	
137	4	Technical Assistants, GL.03	3,600	
138	6	Senior Artisan, GL.04	6,990	
139	12	Artisans, GL.03	10,800	
140	1	Clerical Assistant, GL.03	.900	
141	2	Messengers, GL.02	1,610	
142	8	Semi-skilled Workers, GL.02	6,430	
143	6	Unskilled workers, GL.01	<u>4,320</u>	
		Total	<u>103,200</u>	

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Works Division contd.

Item No.	Establishment 76/77	Post	Estimate 76/77	Remarks
<u>Town Planning Section</u>				
144	1	Principal Town Planning Officer GL. 12	7,110	
145	1	Senior Town Planning Officer, GL.10	5,460	
146	1	Town Planning Officers I/II, GL. 09/08	4,370	
147	4	Technical Officers/Assistant Technical Officers, GL.07/08	8,810	
148	4	Technical Assistants, GL.04	4,660	
149	1	Typist, GL.03/04	930	
150	1	Messenger, GL. 02	830	
			32,170	
Grand Total - Works Division			430,730	

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OYO STATE PROPERTY DEVELOPMENT CORPORATION

DRAFT REVISED ESTIMATES 1976/77

Head II - Recurrent Expenditure

Sub-Head I - Personal Emolument

Item No.	Establishment 1976/77	Post	Estimate 1976/77	Remarks
<u>ACCOUNTS DIVISION</u>				
151	1	Financial Controller, G.L. 13	7,770	
152	1	Principal Accountant, G.L. 12	7,110	
153	1	Senior Accountant, G.L.10	5,460	
154	4	Accountants I/II, G.L. 09/08	15,650	
155	3	Senior Executive Officers, G.L. 09	13,440	
156	5	Higher Executive Officers, G.L. 08	16,330	
157	12	Executive/Assistant Executive Officers, Grade Level 07/06	27,030	
158	1	Confidential Secretary, G.L. 07	2,500	
159	3	Stenographers, G.L. 05	4,320	
160	20	Senior Clerical Officers/Clerical Officers, G.L. 05/04	25,930	
161	1	Accounting Machine Supervisor, G.L. 06	1,910	
162	7	Senior Accounting Machine Operators/ Operators, G.L. 05/04	8,690	
163	6	Clerical Assistant, G.L. 03	5,470	
164	5	Typists, G.L. 03/04	4,570	
165	6	Messengers, G.L. 02	5,910	
TOTAL			<u>152,090</u>	
<u>Stores Section</u>				
166	1	Higher Stores Officer, G.L. 08	4,170	
167	2	Stores Officer/Assistant Stores Officers, G.L. 07/06	4,410	
168	5	Senior Storekeepers/Storekeepers Grade Level 05/04	6,100	
169	3	Stores Assistant, G.L. 03	2,740	
170	1	Typist, G.L. 03/04	900	
171	1	Messenger, G.L. 02	810	
TOTAL			<u>19,130</u>	
Grand Total - Accounts Division =			<u>171,220</u>	
Grand Total - Personal Emolument			<u>1,080,800</u>	

OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES 1976/77
HEAD II - RECURRENT EXPENDITURE - OTHER CHARGES

Sub-Head	Details of Expenditure	Estimates 1976/77	Proposed for 6 months
2	Motor Basic and Bicycle Allowance	102,000	35,000
3	Travelling and Mileage Expenses	40,800	20,400
4	Staff Leave Bonus	68,860	68,860
5	Passages	10,000	10,000
6	Interview Expenses	1,000	1,000
7	Engineering and Drawing Materials	2,000	2,000
8	Architectural and Drawing Materials	2,000	2,000
9	Purchase of Stationery	30,000	15,000
10	Printing Expenses	20,000	20,000
11	Office Expenses	5,000	2,500
12	Staff Uniforms	5,000	5,000
13	Postage Expenses	4,000	2,000
14	Audit Fees	4,000	4,000
15	Advertisement and Publicity	25,000	12,500
16	Telephone and Telegrams Expenses	6,000	3,000
17	Bank Commission	6,000	6,000
18.	Rates:- Electricity, Water, Tenement, etc.	20,000	20,000
19	National Provident Fund	20,000	20,000
20	Pension Fund	25,000	25,000
21	Insurance Premium	15,000	15,000
22	Staff In-Service Training Schemes	5,000	5,000
23	Conference and Seminars	4,000	4,000
24	Research Expenses (into local materials)	2,000	2,000
25	Maintenance of Estates and Roads	80,000	40,000
26	Maintenance of Offices	8,000	4,000
27	Maintenance of Staff Quarters	3,000	1,500
28	Maintenance of Houses for sale	2,000	2,000
29	Maintenance and Running Cost of Vehicles	12,000	12,000
30	Maintenance of Accounting Machines, Cameras, etc. (Films, Machine Rolls)	4,000	4,000
		c/F 781,660	363,760

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Sub-Head	Details of Expenditure	Estimates 1976/77	Proposed for 6 months
		₦	₦
		b/f 781,660	363,760
31	Medical Expenses	10,000	5,000
32	Stamp Duties and Registration Fees	1,500	1,500
33	Entertainment Expenses	3,000	3,000
34	Board Members Expenses and Allowances	6,000	6,000
35	Legal Expenses and Notices	5,000	5,000
36	Labour (Administration, Division)	10,000	5,000
37	Staff Welfare (Including Football Club)	17,000	17,000
38	Rent of Branch Offices:- Ife, Oshogbo, and Oyo	6,000	3,000
39	Interest Payable on Savings Deposits	60,000	40,000
40	Library	3,000	3,000
41	Drivers' No Accident Bonus	500	500
42	Annual Subscriptions to Associations of Housing Corporations of Nigeria and Nigeria Institute of Management, etc.	3,500	3,500
43	Legal Fees for Litigation	3,000	3,000
44	Costs and Damages awarded on Litigation	1,000	1,000
45	Acting Allowances	3,500	1,750
		<u>914,660</u>	<u>462,110</u>

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES, 1976/77

HEAD III - CAPITAL EXPENDITURE

Sub-Head	Details of Expenditure	Estimates 1976/77	Proposed for 6 months
		₦	₦
1.	Mortgage Loan Non-Corporation Houses	1,500,000	1,500,000
2.	Mortgage Loan - Corporation Houses	500,000	250,000
3.	Preliminary Expenses and Feasibility Studies (New Projects)	8,000	8,000
4.	Land and Crops Compensation	500,000	500,000
5.	Savings Withdrawals	250,000	250,000
<u>IBADAN</u>			
6.	House Construction - Blocks of Flats at Bodija	3,000,000	1,000,000
7.	Road Construction	1,000,000	1,000,000
8.	Preliminary Works	50,000	50,000
9.	Water and Electricity (Mains Installation)	200,000	200,000
10.	Bodija Market Improvement	10	10
11.	Construction of Concrete Drains (existing Roads)	20,000	10,000
12.	Improvement to Alabiyamo Stream	4,000	4,000
13.	Removation of old Office Block	2,000	2,000
14.	Construction of Works Yard and Stores	100,000	50,000
15.	Investigation, Survey and Consultancy fees (New Towns and Modern Markets)	250,000	100,000
16.	Survey and Drawing Office Equipment	10,000	5,000
17.	Office Equipment	50,000	25,000
18.	Swimming Pool	10	10
19.	Commercial Complex (Agbowo)	12,000,000	4,000,000
20.	Development of Modern Market	10	10
21.	Development of Recreational Grounds Bodija	25,000	12,500
22.	Extension of Main Office Building	100,000	25,000
23.	Replacement of Office Furniture	6,000	3,000
24.	First Aid Equipment	1,000	500
25.	Fire Extinguisher	1,500	1,500
26.	Street Lighting (Phase IV)	20,000	20,000
27.	Replacement of Vehicles	50,000	25,000
28.	Purchase of Accounting Machine	25,000	12,500
	c/f	₦19,672530,000	₦9,054,030

OYO STATE PROPERTY DEVELOPMENT CORPORATION

DRAFT REVISED ESTIMATES - 1976/77

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HEAD III - CAPITAL EXPENDITURE:

Sub-Head	Details of Expenditure	Estimates 1976/77	Proposed for six Months
	B/F	₦ 19,432,530	₦ 9,054,030
29	P.A.B.X/Inter. Con.	5,000	5,000
30	Dispensary Equipment	2,000	2,000
31	Construction Machineries (Road Rollers, Bull-dozer, Concrete Mixers, Block Making Machines, Grader, Low Loader and Dumpers)	850.	850
	Total: -	<u>20,289,530</u>	<u>9,911,030..</u>
	<u>Ile-Ife</u>		
32	Preliminary Works	25,000	25,000
33	Road Construction	800,000	800,000
34	House Construction	1,500,000	
35	Water & Electricity (Mains Installation)	200,000	200,000
36	Office Block and Furniture	200,000	
37	Central Sewage Purification Works - Engineering Design	50,000	50,000
	Total: -	<u>2,775,000</u>	<u>1,075,000</u>
	<u>Oshogbo</u>		
38	Preliminary Works	25,000	25,000
39	Road Construction	800,000	800,000
40	House Construction	600,000	
41	Water & Electricity (Mains Installation)	200,000	200,000
42	Office Block & Furniture	200,000	
43	Central Sewage Purification Works-Engineering Design	50,000	50,000
	Total: -	<u>1,875,000</u>	<u>1,075,000</u>
	<u>Ilesha</u>		
44	Preliminary Works	25,000	25,000
45	Road Construction	800,000	
46	House Construction	300,000	
47	Water & Electricity (Mains Installation)	200,000	
48	Central Sewage Purification Works-Engineering Design	50,000	50,000
	Total: -	<u>1,375,000</u>	<u>75,000</u>

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
DRAFT REVISED ESTIMATES - 1976/77

HEAD III - CAPITAL EXPENDITURE:

Sub-Head	Details of Expenditure	Estimates 1976/77	Proposed for 6 months
		N	N
	<u>OYI</u>		
49	Preliminary Works	50,000	50,000
50	Road Construction	500,000	
51	Water & Electricity (Main Installation)	200,000	
52	Central Sewage Purification Works - Engineering Design	50,000	50,000
	Total:-	800,000	100,000
	<u>IKIRUN</u>		
53	Preliminary Works	25,000	25,000
	<u>EDE</u>		
54	Preliminary Works	25,000	25,000
	<u>OGBOMOSHO</u>		
55	Preliminary Works	25,000	25,000
	<u>SAKI</u>		
56	Preliminary Works	25,000	25,000
	<u>ERUWA</u>		
57	Preliminary Works	25,000	25,000
	<u>IWO</u>		
58	Preliminary Works	25,000	25,000
Grand Total - CAPITAL EXPENDITURE		<u><u>N27,264,530</u></u>	<u><u>N12,386,030</u></u>

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PROPERTY DEVELOPMENT CORPORATION

Notes on the Estimates,
1976/77.

Head II - Personal Emolument:

The Corporation proposes to spend a total amount of ₦1,080,800 on personal emoluments for the year.

The Corporation however, has managed on its own to operate within the approved Estimates 1976/77 of the Oyo State Housing Corporation for the six months of its financial year. In view of the Corporation's enlarged responsibilities as a Property Development Corporation, it will require additional staff as provided for in the new Estimates to enable it carry out its increased functions. In this connect, the Corporation will require financial assistance to the tune of ₦540,400 i.e. half of the total amount of ₦1,080,800 referred to above for the second half of the current financial year (1st October - 31st March, 1977).

2. Item 46, Head II - Personal Emolument:-

The Footballers are regular employees of the Corporation, but they may be released for matches whenever the need arises.

3. Item No. 189, Head II - Personal Emolument:-

The estimated amount of ₦80,000.00 is to be incurred on the following items:

1. Purchase of 2 Ranger Rover @ ₦10,000 each ..	₦20,000
2. Purchase of 3 Land Rovers @ ₦7,000 each ..	21,000
3. Purchase of 1 No. Water Tanker	15,000
4. Running and Maintenance Cost of Vehicles ..	14,000
5. Add Margin of Safety	<u>10,000</u>
	₦80,000

The vehicles are needed for the execution of the Federal Housing projects which are to be sited in eleven additional Divisional Headquarters of the State apart from Ibadan.

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Head II - Recurrent Expenditure - Other Charges

1. Sub-Head 4 - Staff Leave Bonus:-

This amount is not likely to reduce because both the existing and new staff to be employed will be entitled to leave bonus.

2. Sub-head 10 - Printing Expenses:-

As a result of change of name most of the existing printed forms will have to be changed. Consequently, the Corporation will spend more on printing expenses.

3. Sub-head 12 - Staff Uniform:

Nothing has been spent out of the original provision of ₹5,000 hence, this amount has been repeated.

4. Sub-head 26 - Maintenance of Estates and Roads:

The estimated amount of ₹80,000 is to be spent on:

(i)	Employment of 65 daily paid workers at the rate of ₹1,000 ..	₹65,000
(ii)	Purchase of materials for road maintenance ..	15,000
		<hr/>
		₹80,000
		<hr/>

However, only half of this amount will now be required for the remaining half of the current financial year.

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Head III - Capital Expenditure

Sub-head 1. Loan Refund to Oyo State Government:-

No provision has been made for loan refund to Oyo State Government for the next 6 months because the Corporation will be putting up a separate paper on this requesting the Government to write-off all the existing loans.

- Sub-head 2. Mortgage Loan - Non-Corporation Houses)
- Sub-head 3. Mortgage Loan - Corporation Houses)

The amounts provided under the two subheads take into consideration increase in demand for mortgage loans as a result of the fall in the interest rates from $8\frac{1}{2}\%$ which it used to be to 3% per annum as directed by the Federal and State Governments.

Sub-head 7 - House Construction:

As an aspect of its functions, the Corporation proposes to construct some blocks of flats on its Bodija Estate on rentage basis..

Sub-head 20 - Commercial Shopping Complex, Agbowo:

The Agbowo Commercial Shopping Complex does not appear to be a plan project. However, since the State Government has directed that the Corporation should be responsible for its planning and execution, it will be necessary to have a clear directive as to the source of finance of the said project. The Government guarantee may be required if the project is to be financed by loan. Some payments are already due to be made to four Consultants who, on the instruction received from the Office of the Military Governor, have submitted designs.

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OYO STATE PROPERTY DEVELOPMENT CORPORATION
BRIEF OF 1976/77 ESTIMATES

The Oyo State Government has set up the Property Development Corporation as successor to the Oyo State Housing Corporation.

2. The functions of the new Corporation comprise the following:

- (i) Implementation of Federal Housing Scheme projects;
- (ii) Retention and geographical extension of the Housing Corporation activities;
- (iii) Property Development: this includes the development of shopping complex, markets and construction of blocks of flats; etc.,
- (iv) Establishment of new satellite town.

Housing Policy:

3. Reference is made to Chapter 4, paragraph 4 of the Federal Military Government's views on the Report of the Rent Panel, which inter-alia, says:-

The Panel recommends that:-

"The State Housing programme will need to be considerably stepped up to be in line with the Federal Government's policy on housing"

Comment:

"Government accepts this recommendation. In the current effort at re-ordering the priorities in the Third National Development Plan, one of the crucial areas on which Government has decided to place greater emphasis is housing. Necessary steps will be taken by the Federal Government to assist State Governments to the extent necessary to enable them undertake bigger housing programmes not only in their urban centres but also in all administrative divisions of the States".

4. In pursuance of the above, the Federal Military Government has directed that 200,000 housing units should be put up within the plan period 1975-80. This, in effect, has multiplied the original plan of

60,000 housing units three and half times. Out of these 200,000 units, 7,500 units are to be completed by the Oyo State for the Federal Government. In addition to this, the State Government has plan to build about 4,800 housing units during the plan period. As the agency of the said two Governments in Oyo State, the Oyo State Property Development Corporation is therefore expected to construct a total of 11,500 housing units during the plan period. Out of this, only 250 housing units have been put up within sixteen months of the plan period. Chapter 4, Recommendation 7 of the Rent Panel's Report, which the Federal Military Government accepts says:

"The Federal Housing Authority should aim at 100 per cent performance of its programme, as anything short of it will further worsen an already bad situation".

If the Corporation is to achieve its target, production rate has to be stepped up 15 times.

5. The total financial involvement of the proposed Scheme enumerated above is estimated at ₦267,750,000.00. Out of this amount, ₦183,750,000.00 is to be spent on the Federal Housing projects on the following items:

- (a) Construction of 7,500 housing units;
- (b) Provision of infrastructural facilities, i.e. roads, water, electricity, drainage and central sewage treatment works;
- (c) Surveying of 1,500 acres of land;
- (d) Preparation of layouts.

6. The State Government's programme which involves the construction of 4,000 housing units will require the acquisition of about 800 acres of land. It is estimated that it will cost a total amount of ₦84 million to complete the said 4,000 housing units. This amount is to be expended on the following items:

- (a) Acquisition of 800 acres of land;
- (b) Survey - perimeter and contour;
- (c) Preparation of layouts;
- (d) Engineering Consultancy services;
- (e) Development of infrastructural facilities.

7. Apart from the above, the State Government is to provide land for both the Federal and State Housing Schemes for the construction of 7,500 and 4,000 housing units respectively. The total cost of 1,500 acres and 800 acres of land for the Federal and State housing projects respectively is estimated at ₦383,330.

Housing Corporation Activities:-

8. The Housing Corporation activities which the new Corporation is to retain and extend to all the divisional headquarters of the States include amongst other things the development of residential and industrial estates for acquisition by members of the public. Under these functions, the Corporation grants mortgage loans to members of the public, lays out industrial and residential plots and constructs houses. In paragraphs 266 & 267 of its Report, the Anti-Inflation Task Force made the following recommendations, which the Federal Military Government has accepted:

- (a) "The implementation of the housing estates listed for development in the Third Plan should be speeded up and every effort should be made to overcome all legal and financial problems that may be holding back more rapid development (paragraph 266);
- (b) In order to maximise the impact of Government capital expenditure on housing, equal emphasis should be given to direct construction of residential units and to the provision of basic infrastructures in various layouts on which individuals can build their own houses (paragraph 267).

9. The Office of the Military Government in its letter Ref. No. SP/S.416/67 of 14th January 1976, directed the Corporation to implement the above-mentioned recommendations in addition to Recommendations 268 - 272. To enable the Corporation implement the recommendations, the State Government will have to make adequate financial provision.

Property Development:-

10. As regards property development, the idea of constructing a shopping complex in Ibadan had already been taken up by officers of both the Ministry of Finance & Economic Development and Ministry of

Works and Housing, Oyo State, at the instruction of the Office of the Military Governor. A site opposite the University of Ibadan has been earmarked for this purpose and a reputable architectural firm in Ibadan has also been commissioned to design a shopping complex which will provide for shops, bukataria, cinema, office blocks, department store, banks and night clubs. The designs have been completed and submitted to Oyo State Government for comments. In view of the magnitude of the project, the Corporation will require a grant or loan to enable it start the project.

New Town:-

11. In the 1976/77 Oyo State Budget Speech made by His Excellency, Brigadier David Jenibewon, the Military Governor, under the section on Town and Country Planning, the following statement was made:

"During 1975/76, town planning studies were commissioned to identify the problems of a number of towns and villages in the State. The intention is to evolve suitable physical development plans for these towns and villages so that better social amenities and basic infrastructure could be provided for them. As part of this exercise, a master plan has been prepared for a satellite town for 50,000 people some 17 kilometres from Ibadan; work is expected to commence on laying out this new town this financial year."

Sources of Finance:

12. The new Corporation has a lot of liabilities. This is due to the fact that most of the activities of the dissolved Western Nigeria Housing Corporation were concentrated in its Headquarters (Ibadan). As a result of this, the new Corporation has inherited about 80% of the liabilities of the dissolved Corporation. When due allowance is made for withdrawals by saving depositors, the Corporation now has ₦150,630 liquid cash. In view of the Corporation's low liquid cash and as the Corporation is a new statutory body, an outright grant will be necessary to enable it take off.

97 #2

Federal Housing Scheme:-

13. Besides the Federal Government grants which is meant to cover only the number of housing units constructed, the State Government will have to assist the Corporation in respect of the overheads which comprise:-

- (i) cost of equipment and administrative cost;
- (ii) cost of land required.

The Corporation is at present ill-equipped and grossly short staffed to cope effectively with the housing scheme. The problem of shortage of vital staff was mentioned in the address of His Excellency, the Military Governor of Oyo State, Brigadier David Jenibewon to the members of Board of Directors of Statutory Corporations of Oyo State Government on the 5th August, 1976. The State Government is therefore expected to make adequate financial provision for the procurement of suitable equipment, for the recruitment of badly needed staff and for the acquisition of land for the housing project.

Housing Corporation Type of Activities:-

14. The Corporation notes that as provided in Chapter 6, paragraph 22 of the Federal Military Government's White Paper on the Rent Panel's report, the Central Mortgage Bank, when established, could be an important source of finance for the Housing Corporation Type of Activities. As the bank is yet to be established, this source of finance might not be available to the new Corporation for sometime. As the Corporation is a new body with low sources of finance, and until the operational arms of the Central Mortgage Bank are set up in this State, it will be necessary for the State Government to give the Corporation a financial grant to carry out this area of its activities.

Property Development:-

15. The following sources of finance have been identified:-

- (i) Central Mortgage Bank, when set up;
- (ii) Commercial banks;
- (iii) Grants/Loans from State Government.

New Town:-

16. It does not appear that the establishment of New Town and the Property Development are among the planned projects as they could not be found either in the project summary or in the revised plan. However, reference was made to the former in the 1976/77 Budget Speech of Oyo State where it was indicated that in the current financial year, the project would commence by laying out a new satellite town for 50,000 people some 17 kilometres from Ibadan. No source of finance can be immediately identified but it is the view of the Corporation that if the Government still wants the project to go on, it will have to make financial grant to the Corporation for recruitment of more staff which is likely to double its existing strength and for procurement of suitable equipment.

17. In view of the increased Federal and State Government's emphasis on housing and the additional functions which the Corporation will be assuming, the existing estimates for the Oyo State Housing Corporation are now completely off the mark. It has therefore become necessary for the Corporation to draw up a new budget which would reflect its intended functions many of which are expected to be carried out immediately or behind schedule. The increase in financial provision is due partly to loss in revenue, partly to the proposed increased functions and partly to the Federal Government new policy on housing. For example, mortgage loans are now to be given out at 3% with effect from 1st July, 1976 instead of 8½% as was previously the case. The short fall in revenue rate will be ₦132,647.00. This will have to be provided by the State Government.

18. In respect of commercially oriented projects such as development of shopping complex, markets, construction of commercial/industrial buildings, blocks of offices, et cetera, the Corporation is already seeking other outside sources of finance.

19. In order to ensure one hundred per cent performance, it is imperative that the Corporation should review its existing establishment which has been found to be grossly inadequate to cope with the increased functions.

99 27

The position has been worsened by shortage of technical staff due partly to the construction boom in the private sector and the high demand for technical personnel generally. To enable the Corporation recruit the much needed suitable staff expeditiously as directed by His Excellency, the Military Governor of the State in his address referred to in paragraph 13 above, it will be necessary for the Corporation to make its terms of employment more attractive. It is also of paramount importance that the Corporation should be adequately equipped.

Problems of the Corporation:

20. The problems facing the Corporation are numerous; among these are the executive capacity and the availability of suitable equipment. The solution of all the problems demands adequate financial provision if the set targets are to be met.

ARCHIVES OF

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COPY

MINISTRY OF ECONOMIC DEVELOPMENT,
IBADAN

Our Ref. No. C. PD.254/S.20/52

3rd November, 1975

The Permanent Secretary,
Ministry of Finance,
Ibadan.

Request for Subvention of ₦2,490,000:
Western Nigeria Housing Corporation

With reference to your letter No. F.78/87 of 30th September, 1975, this Ministry took note of the provisions of Sections 10 - 17 of the Western Region Law Number 12 of 1958, which established the Western Nigeria Housing Corporation in the underlying assumptions about the sources of finance for the Corporation's Plan Projects. The Law expects the Corporation to finance its projects from three main sources as follows:-

- (a) internally generated revenue;
- (b) borrowings from people or financial institutions;
- and (c) borrowing from the Government

No new financial arrangements were therefore worked out during the planning exercises. It is true however, that the Ministry gave hints about expected sizes of Plan Programmes based on information reaching it from the Federal authorities but there was no special financial arrangements made on the basis of these information.

2. On the immediate question of how the Corporation is to finance its programme the economic and social requirements that are fulfilled by the Corporation should be taken into consideration. I believe that this consideration was reflected in the expectation that the Corporation should at least break even, if it cannot make profits on its operations. From the stated commitments of the Corporation there is no doubt that it has exceeded its planned target as contained in the 1975/80 Plan. Although this has created a phasing problem from financial point of view, plan distortion may not arise if the overall plan is not exceeded (assuming that the targets are not formally altered). It is quite clear however that the Corporation cannot meet its present obligations, having exhausted all readily available sources of finance, without government assistance.

3. The amount requested by the Corporation is the amount stated in the Plan as public sector expenditure on the Housing Corporation programme during 1975/76 financial year. But there is nothing in the Plan or in pre-planning discussions with the Corporation that Government expenditure on the Corporation's programme will take the form of subventions to the Corporation. One can only appreciate Government giving grants and subsidies to organisations who are expected to sell their products or services below cost or at no charge. Such subventions to a Corporation that is expected to, at least, cover its costs is unthinkable.

4. In view of the acknowledged need for a more effective Plan implementation, I appreciate the desirability that bottlenecks to Plan implementation should be removed to achieve a faster growth of the economy. It is in the light of this that I support that government should make the ₦2.49 million requested available to the Corporation in form of a very soft bridging finance. Since the loan will be for a very short period, the Corporation should be requested to make longer-term arrangements with Federal Financial Institutions. The Government loan to the Corporation should be repaid by the Corporation strictly in accordance with the terms of the loan.

(Sgd.)

(J. A. Sogo),
for Permanent Secretary

CONFIDENTIAL

Our Ref. No. C.PD.254/S.20/53

Ministry of Economic Development,
Ibadan.

3 November, 1975

Copy to:

The General Manager,
Western Nigeria Housing Corporation,
P. M. B. 5214,
Ibadan.

For information and necessary action please, further to correspondence ending with your letter No. AC/651/Vol.VII/GM/207 of 15th October, 1975.

(Sgd.)

(J. A. Sogo),
for Permanent Secretary

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S.M.G. & H.S.

Via Sec. (SC & SP) ~~SP~~ 2210

I respectfully invite your attention to the letter at pages 1 - 3 in which the Chairman of the Property Development Corporation of Oyo State recalled that our letter No. SP/C.203/193 of 21st September, 1976 conveyed approval of the Organisation Chart and Staff Complements as recommended by the P.S., M.E.&T. vide the report at pages 18 - 47 of this file. Our letter which is referred to above can be found at page 193 of File SP/C.203 which is attached. The Chairman of the P.D.C.O.S. listed in paragraph 2 of his letter under reference, a catalogue of responsibilities that had devolved on his Corporation as a result of recent Federal Government cum State Government directives. This, he felt, was not taken cognizance of by the P.S., M.E.&T. while preparing, for the Corporation, the Organisation Chart and Staff Structure in the report at pages 18 - 47 of this file. The detailed comments of the Corporation on the report of the P.S., M.E.&T. can be found at pages 4 - 13 of this file. The Chairman of the P.D.C.O.S. indicated in paragraph 13 of the detailed comments (see page 8 of this file) that :-

- (i) the effect of the geographical extension of the Corporation's activities far outstripped the effect of confinement of the activities of the Corporation to Oyo State;
- (ii) the increased scope of the Corporation should be borne in mind in deciding its Organisation Structure;
- (iii) it could well be invidious to compare the P.D.C.O.S. with Ondo and Ogun States' Housing Corporations;
- (iv) the type of relativisation mentioned under (iii) above should be avoided as much as possible;

(v) in view of the aforementioned reasons, Grade Levels 16, 15 and 14 should be approved for the top management posts of the Corporation as opposed to Grade Levels 15, 14 and 13 recommended in the Staff Structure prepared by the P.S., M.E.&T.

2. As a result of his contempt for the structure prepared by the P.S., M.E.&T. and which has been approved by this Office, the Chairman, P.D.C.O.S. has insisted as can be gleaned from paragraph 5 of the letter at pages 1 - 3 that the Staff Structure prepared by his Corporation and which was said to have been discussed with the Ministry of Finance should be approved. The grand total of the Personal Emoluments recommended for the Corporation by the P.S., M.E.&T. is ₦679,800.00 while the grand total of the Personal Emoluments which the Corporation recommended for itself is ₦1,080,800.00. The Chairman of the P.D.C.O.S. ended his letter at pages 1 - 3 on a note that this Office should permit the Ministry of Finance and Economic Development to consider the Corporation's draft Estimates as Personal Emoluments are concerned on the basis of the management structure prepared by his Corporation and not on the basis of the one prepared by the Permanent Secretary, Ministry of Establishments and Training.

3. I should also bring into focus the prayer of the Chairman of the P.D.C.O.S. as contained in paragraph 20 of his detailed comments on the Ajobo report which can be found at pages 4 - 13 of this file. His prayer was that it would be appreciated in view of the reasons adduced in his detailed comments mentioned above if -

(i) Government could release a sum of ₦7,802,510 the break down of which is as follows pending the approval of his Corporation's revised draft Estimates for 1976/77 :-

(a) Subvention to meet items as stated in paragraph 17(i) of his detailed comments (see page 10 of this file) ₦1,102,510.00

- (b) Grant for Capital Expenditure as stated in paragraph 17(ii) of his detailed comments (see pages 10 - 11 of this file) ₦2,700,000.00
- (c) A soft loan of ₦4 million as stated in paragraph 17(iii) of his detailed comments (see page 11 of this file) ₦4,000,000.00

and (ii) the Corporation's revised draft Estimates for 1976/77 which had already been discussed with the officials of the Ministry of Finance and Economic Development could be approved.

4. I find it extremely difficult to support the request of the Chairman of the P.D.C.O.S. that the Staff Structure of the Corporation should be as indicated in the personal emoluments section of the draft estimates at pages 74 - 92 of this file. A dangerous precedent will be created if the request is granted because it will not only undermine the tenuous control which Government has over the Corporations, it will also bring in its wake an unwholesome chain of events which will give every Corporation the opportunity of flouting Government directives at will under one flimsy excuse or the other. We cannot be bamboozled by the "epistle" of the Chairman of the P.D.C.O.S. which contained a strong attack on the scientific report of the P.S., M.E.&T. The Ministry of Establishments and Training is the Government's expert adviser on personnel matters and it will be an indefensible act if we should reject the scientific report of the Ministry of Establishments and Training which had earlier been approved by this Office. The long treatise of the Chairman of the P.D.C.O.S. has not revealed anything that can prevent that Corporation from taking off smoothly if the Structure prepared by the Ministry of Establishments and Training is adopted for the Corporation for the remaining part of this financial year. If this Office should unconsciously succumb to the whims and caprices of the Corporation, a dangerous situation

whereby the "tail would be wagging the dog" would soon be staring us in the face. We must therefore refuse to be stampeded into taking a precipitate action on this matter.

5. The views expressed in the preceding paragraph notwithstanding, I would like to emphasize, without fear of contradiction, that I am not trying to arrogate to the report of the P.S., M.E.&T. (which can be found at pages 18 - 47 and which was X-rayed vide paragraphs 8 and 9 of the submission at pages 182 - 188 of the file attached) a quality of being flawless and impeccable in all respects. If there is any flaw in the Structure approved for the Corporation vide the letter at page 193 of the file attached, this would be discovered after the Structure should have been put into practical use for sometime. The one thing that should be done now is to implement the recommendations of the P.S., M.E.&T. on the Staff Structure of the P.D.C.O.S. as approved by this Office but the report written by the Chairman of the P.D.C.O.S. which has been X-rayed earlier in this submission should be submitted to the P.S., M.E.&T. for consideration. Any points that may be found useful in the report can be put into practical effect while preparing the Budget of the Corporation for the 1977/78 financial year. I should also mention that the competent authority that can determine the propriety or otherwise of the request of the Chairman of the P.D.C.O.S. regarding his demand for the release of a total sum of ₦7,802,510 to his Corporation as indicated in paragraph 3 above is the Ministry of Finance & Economic Development and that Ministry should be called upon to examine the demand critically.

6. In the light of the foregoing, I feel extremely inclined to recommend for approval that :-

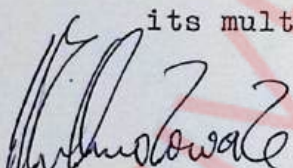
- (i) the General Manager of the P.D.C.O.S. and the P.S., M.F.&E.D. should be informed that the Staff Structure recommended for the P.D.C.O.S.

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by the P.S., M.E.&T. should be adopted as the Corporation's Staff Structure for the remaining part of this financial year in consonance with the directive given vide the letter at page 193 of File SP/C.203 which is attached;

(ii) ~~the G.M., P.D.C.O.S. should be requested to~~ submit the comprehensive reports at pages 4 - 13 of this file ^{Sub to be submitted} to the P.S., M.E.&T. for consideration so that the benefit of his expert advice on the reports can be obtained; any good points which the reports might contain can be reflected in the Staff Structure to be prepared for the Corporation in the ensuing financial year;

and (iii) the P.S., M.F.&E.D. should be requested to consider the request of the Corporation for a sum of ₦7,802,510, a breakdown of which has been given earlier, within the context of the immediate financial need of the Corporation and the meagre resources available to Government for running its multi-farious and ever increasing services.


(E. O. Omobowale),
Ag. Prin. Sec. (SC)

22 October, 1976.

Sec (sc & sn)

I have read these papers. What I would like you to do is to convene a meeting under your chairmanship at which The Minister's of Finance, Estate T., & the Property Dev. Corp. will be represented to reduce the areas of disagreement as to structures etc between the MEAT and the

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Corporation. The meeting should bear in mind that whatever is recommended for this Corp will have repercussions for the other Corps and that in any case it is too early to start tampering with the grade levels agreed for the Corps under a well-reasoned harmonised grading system for the entire Public Sector. The meeting should be convened in such a way, and as early as possible to ensure that you will be in a position to report back to me within a fortnight.

T. A. AKINYELE

ARCHIVED

SP/C.202/4/108

At
5 November, 1976.

The Permanent Secretary,
Ministry of Establishments & Training,
Ibadan.

The Permanent Secretary,
Ministry of Finance and
Economic Development,
Ibadan.

Staff Structure and Draft Estimates for the
Second Half of 1976/77
Property Development Corporation, Oyo State

I am directed to inform you that the Chairman, Oyo State Property Development Corporation has approached this Office for a review of the approved staff structure of the organisation. In order to look into the areas of disagreement in the approved structure, it has been decided that your appropriate representative should be invited to a joint meeting under the chairmanship of the undersigned.

2. In view of the above, I should be grateful if you will be kind enough to authorise your representative to attend a meeting in this Office on Friday, 12th November, 1976 at 1 p.m.

Or
(M. O. Onajide),
for Secretary to the Military
Government and Head of Service.

Our Ref. No. SP/C.202/4/108A

Office of the Military Governor,
Ibadan.

5th
5 November, 1976.



Copy to:
The General Manager,
Oyo State Property Development Corporation,
P.M.B. 5214,
Ibadan.

Above is for information and necessary action with reference to your letter No. AC/651/Vol.IX/164 of 20th October, 1976. It will be appreciated if you or your representative will attend the meeting punctually.

See P. III
(M. O. Onajide),
for Secretary to the Military
Government and Head of Service.

P.I.
OK, M.O. Onajide originals abt today and submit to me H.A. T.Y.

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Sec (cc)

Ref. you miss. at the bottom of
overleaf, the originals of the overleaf
have been despatched and file
re-submitted, please.

7.

CR

5/11/76

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Constituted Under Western Nigeria Law

No. 12 of 1958

TELEPHONE: IBADAN 21592/4

Our Ref. No.

AC/651/Vol.IX/Sec/224

Your Ref. No.

8th November, 19 76



SECRET

Private Mail Bag No. 5214, IBADAN

All correspondence to be addressed to the General Manager

The Secretary to the Military
Government and Head of Service,
Office of the Military Governor,
Ibadan.

(for the attention of Mr. M.O. Onajide)

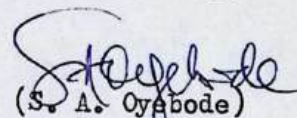
Dear Sir,

Staff Structure and Draft Estimates
for the Second Half of 1976/77
Property Development Corporation
Oyo State

Further to our (Onajide-Oyebode) telephone discussion of
of this morning, I forward herewith as requested the underlisted
documents:-

- (i) Five copies of the Corporation's Comments on
the Proposed Staff Structure and Estimates
1976/77 for the Corporation
- (ii) Five copies of the Corporation's Estimates
for the Second Half of 1976/77.

Yours faithfully,


(S. A. Oyebode)

for General Manager,
Oyo State Property Development Corporation:

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SP/C.202/4/111

8 November, 1976

The Permanent Secretary,
Ministry of Establishments
and Training,
Ibadan.

Staff Structure and Draft Estimates for
the Second Half of 1976/77
Property Development Corporation, Oyo State

P.108

PA-17
1/76-101
Further to my letter No. SP/C.202/4/108 of 5th November, 1976, I am directed to forward herewith the copy of a paper containing the comments of the Property Development Corporation of Oyo State on the Staff Structure recommended for the Corporation by your Ministry. I also attach herewith a copy of the draft estimates prepared by the Property Development Corporation which contains inter alia a staff structure which is at variance with the staff structure recommended by your Ministry.

2. It is hoped that the Officer who will represent your Ministry at the meeting fixed for Friday 12th November, 1976 in the Office of the Military Governor, Agodi Ibadan, will find the papers very useful.

(E. O. Omobowale),
for Secretary to the Military
Government and Head of Service.



AFR

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SP/C.202/4/112

8 November, 1976

The Permanent Secretary,
Ministry of Finance and
Economic Development,
Ibadan.

Staff Structure and Draft Estimates for
the Second Half of 1976/77
Property Development Corporation, Oyo State

Further to my letter No. SP/C.202/4/108 of 5th November, 1976, I am directed to forward herewith the copy of a paper containing the comments of the Property Development Corporation of Oyo State on the Staff Structure recommended for the Corporation by the Ministry of Establishments and Training. I also attach herewith a copy of the draft estimates prepared by the Property Development Corporation which contains inter alia a staff structure which is at variance with the staff structure recommended by the Ministry of Establishments and Training.

2. It is hoped that the Officer who will represent your Ministry at the meeting fixed for Friday 12th November, 1976 in the Office of the Military Governor, Agodi Ibadan, will find the papers very useful.

(E. O. Omobowale),
for Secretary to the Military
Government and Head of Service.

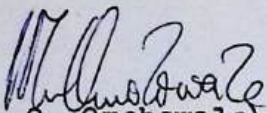


CONFIDENTIAL

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Sec. (Sc & SM),


I submit, at back cover, for your consideration, the minutes of the meeting which you held with the representatives of the Ministry of Establishments and Training, the Ministry of Finance and Economic Development and the Property Development Corporation of Oyo State on Friday, 12th November, 1976.



(E. O. Omobowale),
Ag. Prin. Sec. (SC)

15 November, 1976.


JMG+HS,

Please refer to your minutes at pp 106-7 and find also minutes of the meeting held in my office on Friday 12th November, 1976. If you agree, the minutes will be circulated to all concerned for immediate follow-up action and report back to you soon.


16/11/76

Prin Sec(SD)  17/11

Thanks. Pl go ahead.


17/11/76

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SP/C.202/W/114

17 November, 1976

The Permanent Secretary,
Ministry of Establishments and Training,
Ibadan.

(For the Personal Attention of Mr. C.B. Tejumola)

The Permanent Secretary,
Ministry of Finance and Economic Development,
Ibadan.

(For the Personal Attention of Mr. J.O. Adelowokan)

The General Manager,
Property Development Corporation of Oyo State,
P.M.B. 5214,
Ibadan.

(For the Personal Attention of Mr. J.A. Denlove)

Minutes of the Meeting held by the Secretary for
Special Duties with the representatives of the
Ministry of Establishments and Training, the
Ministry of Finance and Economic Development
and the Property Development Corporation of
Oyo State on Friday 12th November, 1976

I am directed to forward, herewith, a carbon copy of the minutes of the meeting held by the Secretary for Special Duties with the representatives of the Ministry of Establishments and Training, the Ministry of Finance and Economic Development and the Property Development Corporation of Oyo State on Friday 12th November, 1976. You should, please, take necessary action as clearly stated in the minutes attached so that an immediate solution could be found to the problem facing the Property Development Corporation.

2. I am to request that a report about the outcome of the concerted action to be taken on this matter by all those concerned should be communicated to this Office soonest.



(Signature)
(E. O. Ombowale),
for Secretary to the Military
Government and Head of Service.

Minutes of the Meeting held by the Secretary for Special Duties with the representatives of the Ministry of Establishments and Training, the Ministry of Finance and Economic Development and the Property Development Corporation of Oyo State on Friday, 12th November, 1976

Present :

- Mr. M.O. Onajide - Secretary for Special Duties, Office of the Military Governor, Ibadan.
- Mr. C.B. Tejumola - Under Secretary, Ministry of Establishments and Training, Ibadan.
- Mr. J.O. Adelowokan - Ministry of Finance, Ibadan
- Mr. W.A. Abiodun - Assistant Secretary, Ministry of Establishments and Training, Ibadan

Representatives of the Property Development Corporation of Oyo State:

- Mr. J.A. Denloye - General Manager, Property Development Corporation of Oyo State, Ibadan.
- Mr. T.F. Dairo - Financial Controller, Property Development Corporation of Oyo State, Ibadan.
- Mr. A.S. Animashaun - Controller of Works, Property Development Corporation of Oyo State, Ibadan.
- Mr. O.A. Adisa - Property Development Corporation of Oyo State.
- Mr. 'Bayo Babalola - - do -
- Mr. S.A. Oyeboode - "
- Mr. J.A. Adewuyi - "

In Attendance:

- Mr. E.O. Omobowale - Acting Principal Secretary (Statutory Corporations), Office of the Military Governor, Ibadan.

The meeting started at 1.30 p.m. In his opening address, the Secretary for Special Duties advised all the officials present at the meeting not to regard themselves as enemies but as colleagues who had been saddled with the responsibility of finding an appropriate solution to the problem facing the Property Development Corporation of Oyo State by the Secretary to the Military Government and Head of Service. He disclosed that the Ajobo Report was a byproduct of the directive given by the Secretary to the Military Government and Head of Service to the effect that the Permanent Secretary, Ministry of Establishments and Training should look into the Organisation Structures of all the newly established Oyo State Statutory

Corporations and Boards. He acknowledged the fact that the Ajobo Report spelt out in detail the functions of the Property Development Corporation of Oyo State and that the tone of the report showed glaringly that the Ministry of Establishments and Training was aware of the enormous responsibilities of the Corporation. He then alluded to the fact that the kernel of the criticism levelled against that report by the Chairman of the Property Development Corporation was that the Staff Structure recommended for the Corporation by the Ministry of Establishments and Training would not allow the Corporation to have the required number of personnel that would enable the Corporation to perform its functions expeditiously and satisfactorily. He, therefore, advised that any bottlenecks that might impede the work of the Property Development Corporation should be indentified so that they could be eliminated.

2. At this juncture, the Secretary for Special Duties requested the General Manager of the Property Development Corporation of Oyo State to disclose the immediate financial/staff needs of his Corporation. The General Manager then stated that all the views of the Corporation about the financial needs of the Corporation and what its staff structure should be had been stated in extenso in the letter addressed to the Secretary to the Military Government and Head of Service by the Chairman of the Property Development Corporation. He, therefore, felt that what should be done was to unfold the participants' reaction to the various issues raised in the Chairman's letter. In a bid to elicit from the General Manager, necessary facts and figures which would help in assessing the magnitude of the tasks before the Corporation and its financial and staff needs, the Secretary for Special Duties asked the General Manager a number of searching questions. The answers given to the questions

by the General Manager and his officials revealed in bold relief that the Property Development Corporation -

- (i) had completed 250 units of Houses in the Federal Government Housing Scheme;
- (ii) was processing contract documents for the construction of additional 1,500 units of Houses in the Federal Housing Scheme;
- (iii) was in fact expected to complete 2,000 units of Houses in all before the end of the current financial year;
- (iv) was trying to acquire land for immediate development in all the former twelve Administrative Divisions of the State;
- (v) would be assisted by the State Government in paying necessary compensations to land owners in respect of the land to be acquired in each Administrative Division while the Federal Government would be responsible financially for the units of Houses to be constructed on the land to be acquired in each Administrative Division of the State;
- (vi) had submitted a write-up to the Government on the model town to be sited in Ibadan Division and that preliminary survey of the land acquired for the project was in progress;
- (vii) had embarked on the development of the Ibadan and Oshogbo Industrial Estates (about 700 acres and 250 acres had been acquired at Ibadan and Oshogbo respectively for this purpose); these projects would involve inter alia the construction of 200 residential buildings and the completion of 77 bungalows at Ibadan while the immediate task

before the Corporation concerning the Oshogbo Industrial Estate was the construction of necessary basic infrastructures;

- (viii) was making efforts to acquire 500 acres of land in Iwo Road, Ibadan for the construction of residential houses;
- (ix) had acquired 160 acres of land at Ile-Ife and that the immediate task before the Corporation regarding the development of the land acquired at Ile-Ife was the construction of necessary basic infrastructures;
- (x) would soon undertake a commercial project as well as the construction of some blocks of flats in Bodija;
- (xi) the construction of Agbowo Shopping Complex had been transferred to the Corporation from the Ministry of Works and Housing;
- (xii) had been asked by His Excellency the Military Governor to construct a Motor Park at Dugbe.

It became clear from the foregoing that the question of finance and staff desirable to carry out these functions demands urgent and effective attention.

3. Agbowo Shopping Complex: The General Manager disclosed that no substantial progress had been made so far on the construction of the Agbowo Shopping Complex as a result of an apparent lethargy in the handling of the scheme by the Ministry of Works and Housing. He claimed that he addressed a letter to the Permanent Secretary, Ministry of Works and Housing concerning the Agbowo Shopping Complex in September this year but no reply had been given to that letter and as a result further progress on the project had inevitably come to a standstill. At this juncture the Secretary, Special Duties disclosed that he had discussed with the Permanent Secretary, Ministry of

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Works and Housing about the Agbowo Shopping Complex and that the Permanent Secretary told him during the discussion that the letter written by the General Manager, Property Development Corporation was not seen by him. He explained that the Permanent Secretary, Ministry of Works and Housing told him during the discussion that the parcel of land on which the shopping complex would be constructed had been acquired compulsorily by the Government and that the Ministry of Works and Housing was willing to lease the land to the Property Development Corporation. On the question of the consultancy agreements with the Ministry, the General Manager admitted that the agreements have been forwarded to him by the Ministry of Works and Housing already. The General Manager of the Corporation was therefore advised to follow up the matter immediately.

4. Reduction of Interest Rate on Mortgage Loans from 8½% to 3% :

The General Manager, Property Development Corporation of Oyo State envisaged that the reduction of interest rate on mortgage loans from 8½% to 3% by the Federal Government as well as the directive of the Federal Government to the effect that mortgage loans should be granted on easier terms would increase astronomically the number of people who would apply for mortgage loans and automatically reduce the arrears of outstanding loans proportionally. As such the Corporation would need a substantial amount of money to meet the resultant increased demand for loans and reduction in repayment of loans. He disclosed that his Corporation had suffered a deficit of ₦2 million as a result of the reduction of interest rate on mortgage loans and that his Corporation had been compelled to stop giving out loans as a result of its precarious financial position. He also disclosed that his Corporation had budgeted for a deficit of ₦11.5 million in the current financial year as a result of its rising commitments and activities which had not been backed up, so far, by corresponding increase in Government financial assistance. He

claimed that his Corporation's savings scheme was no longer an asset to the Corporation because the Projects had consumed all the money saved with the Corporation by its customers. He then lamented the transfer of the Ikeja Industrial Estate, which had been the backbone of the Western State Housing Corporation, to the Wemabod Estates Limited for administration. At this stage, he was reminded by the Acting Principal Secretary for Statutory Corporation that the Ikeja Housing Estate was not located within the area of jurisdiction of the Property Development Corporation of Oyo State and as a result it would not have been possible for the Corporation to inherit the Estate even if it was not transferred to the Wemabod Estates Limited, for administration. The General Manager then contended that the Housing Corporations of Oyo, Ondo and Ogun States should have been allowed to float a Company which would administer the Estate so that part of the gains accruing to the Company could be shared among the three Corporations as dividends from time to time.

5. The Grade Levels of the Senior Officials of the Property Development Corporation :

The General Manager, Property Development Corporation of Oyo State claimed that the posts of all Heads of Departments of the Ogun State Housing Corporation had been upgraded to GL 14 while efforts were being made by that State to upgrade the post of the General Manager of the Corporation to GL 16 despite the fact that the activities cum responsibilities of the Ogun State Housing Corporation were by far less, both in scope and dimension, than the activities and responsibilities of its Oyo State counterpart which was not established as a mere Housing Corporation but as a Property Development Corporation. He also indicated that the Ogun State Housing Corporation had no Federal Housing Scheme to grapple with and that notwithstanding the remunerations of its employees had been substantially improved. He therefore argued that the Grade Levels of the General Manager and all Heads of Departments of

the Property Development Corporation of Oyo State should be 16 and 14 respectively in view of their work load and cumbersome responsibilities. The Secretary for Special Duties then said that the Permanent Secretary, Ministry of Establishments and Training was aware of the increasing responsibilities of the Property Development Corporation and that it was the realisation of this fact that prompted him to state inter alia in paragraph 15 of his Report that "..... the grading of the post of General Manager of this Corporation would need to be reviewed in due course. If the trend in the expanding scope of the Corporation's operations which I have observed continues and at a fast rate, the time will not be long before the grading of the post is reviewed. This may well be in the next financial year."

6. He then advised the General Manager to fill all existing vacancies in the Corporation's establishment pending the final determination of what should be the ideal organisation structure of the Corporation. The General Manager then expressed the view that the Corporation should be allowed to retain its existing structure for the remaining part of this financial year. He then reiterated that his Corporation had been seriously handicapped by its precarious financial position as far as the execution of its projects was concerned. He lamented that only the National Bank of Nigeria, out of the Government owned Banks, was willing to grant his Corporation loans for the execution of some of its projects. He recalled that the Co-operative Bank of Nigeria rejected his Corporation's application for loan.

7. At this juncture, the Secretary for Special Duties called for the comments of the representative of the Ministry of Establishments and Training on the views expressed by the functionaries of the Corporation as to what should be the organisation structure of the Corporation. The Under Secretary

who represented the Ministry of Establishments and Training described the Memorandum in which the Corporation attacked the staff structure recommended for the Corporation by the Ministry of Establishments and Training as nothing short of battle of words. The Secretary for Special Duties then reminded him that the Memorandum was not written by the officials of the Corporation. He therefore advised the representative of the Ministry of Establishments and Training to advert his mind only to that aspect of the Memorandum which related to the Corporation's quest for a review of the staff structure recommended for the Corporation by the Ministry of Establishments and Training. The representative of the Ministry of Establishments and Training then affirmed that his Ministry was not even prepared to engage in any battle of words on the issue. He then explained that the Government White Paper on the Williams Report had set out in detail the procedure that should be followed for the upgrading of any post in the Civil Service. He quoted in extenso relevant sections of the Government White Paper to buttress his argument. He however conceded the fact that it would be necessary to increase the staff complement of the Corporation if it could be patently established that the Corporation would embark on all the catalogue of projects mentioned earlier at the meeting at the same time. He then stated that it was the responsibility of the Corporation to present all the necessary facts and figures relating to its demand for additional staff to the Ministry of Establishments and Training for consideration. On the quest of the Corporation for the upgrading of the post of General Manager from GL 15 to GL 16 and those of the second level from GL 13 to GL 14, he explained that action could only be initiated for the upgrading of the post of General Manager from GL 15 to GL 16 at the State level and that it was Lagos that could approve the upgrading of the post after considering all relevant facts.

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He also explained that it was the Grade Level of the General Manager's post that would determine the grade levels of the subordinate posts. He then stated that the span of control of the organisation structure which the Corporation recommended for itself was too wide. He then cited a number of authorities to buttress his argument. He ended his comments on a note that it would be better for the officials of the Ministry of Establishments and Training and the officials of the Corporation to meet again in order to consider the new concrete facts which had been enumerated above which could assist in determining what should be the ideal organisation structure of the Corporation. In reply to a question as to whether he supported the request of the General Manager of the Corporation that his Corporation should be allowed to retain its existing structure for the remaining part of this financial year pending the determination of what should be the ideal organisation structure of the Corporation, he reminded those present at the meeting that he was merely representing his Permanent Secretary at the meeting and that it was his Permanent Secretary that could make any final pronouncement on the General Manager's request after all the necessary facts and figures should have been submitted to him for consideration.

8. The Secretary for Special Duties then called on the representative of the Ministry of Finance, Mr. J.O. Adelowokan to comment on the Corporation's request for Government financial assistance for the execution of its projects. Mr. Adelowokan disclosed that, on the basis of the staff structure recommended for the Corporation by the Ministry of Establishments and Training, the Ministry of Finance and Economic Development had agreed that the staff recurrent expenditure of the Corporation should be ₦540,400.00 and that it also agreed that the Corporation's other charges should be ₦462,110.00 but the Ministry of Finance could not forge ahead with the processing

of the current year Estimates of the Corporation as a result of the fact that the Corporation had submitted to the Ministry of Finance and Economic Development another draft estimates, which did not reflect the staff structure recommended for the Corporation by the Ministry of Establishments and Training. He pointed out that the personal emoluments budget for the new staff structure prepared by the Corporation exceeded the one recommended by the Ministry of Establishments and Training by about ₦0.2 million an excess which his Ministry could release subject to the concurrence of the Ministry of Establishments and Training. He also disclosed that at a meeting held with the officials of the Corporation on 30th September, 1976, the Ministry of Finance and Economic Development -

- (i) agreed to give the Corporation a soft loan of ₦4 million;
- (ii) requested the Corporation to defer the execution of the eight projects mentioned below as a result of lack of executive capacity to carry out the projects :-
 - (a) House construction at Ile-Ife;
 - (b) House construction at Oshogbo;
 - (c) Office Block and furniture at Oshogbo;
 - (d) Road construction at Ilesha;
 - (e) House construction at Ilesha;
 - (f) Water/Electricity mains installation at Ilesha;
 - (g) Road construction at Oyo;
 - (h) Water and Electricity mains installation at Oyo.
- (iii) agreed to grant the Corporation a sum of ₦2.6 million as specified below so that it could carry out its obligations on the granting of mortgage loans to its customers :-

(a) Mortgage loans in respect of non-Corporation houses	₦1.5 million
(b) Mortgage loans in respect of the Corporation's houses	₦250,000.00
(c) Grant for construction plant and equipment	<u>₦850,000.00</u>
Total	<u>₦2.6 million</u>

9. As a result of all that transpired at the meeting, it was unanimously decided that :-

- (i) the General Manager of the Corporation should apply immediately to the Ministry of Finance and Economic Development for the soft loan of ₦4 million which that Ministry had agreed to give to the Corporation for the construction of the Agbowo Shopping Complex as the treatment of that loan could be separated from the formal approval of of the Corporation's budget for the current financial year;
- (ii) the officials of both the Ministry of Establishments and Training and the Corporation should meet again and deliberate very soon to enable the Ministry of Establishments and Training to take a decision, within a fortnight, on what should be an ideal staff structure and complement for the Corporation in view of the cogency of the facts and figures already submitted above and the utmost urgency desirable to meet the various targets set by the Corporation;
- (iii) the necessary administrative machinery that would culminate eventually in the early granting of a sum of ₦2.6 million to the Corporation as specified in the preceding paragraph should be set in motion

immediately by the Ministry of Finance and Economic Development and the Corporation.

(iv) the minutes of the meeting should be circulated early to facilitate an early follow-up action on all the issues raised.

9. The meeting ended at 3.30 p.m.

CR
K. I. V.



17/11/76

ARCHIVES OF OYSCA

CONFIDENTIAL

TELEGRAMS: LOGSERVICE IBADAN

TELEPHONES: IBADAN 62100/



LOCAL GOVERNMENT SERVICE BOARD
P.M.B. 5133 · PARLIAMENT BUILDING
IBADAN · OYO STATE OF NIGERIA

SP/C 200/4

127

Your Ref. No.....

Further communications should be addressed to the Secretary, Local Government Service Board, P.M.B. 5133, Parliament Building, Ibadan quoting

Our Ref. No. C.23/356



Date 2 February, 1978.

The Secretary to the Military Government, and Head of Service, Office of the Military Governor, Ibadan.

(For the personal attention of Mr. J. A. Woye)

H. H. Oba Lamidi Adeyemi:
Application for Mortgage

P 1128

I forward herewith, for your information and necessary action, a letter No. M.7599/CMO/7 of 23rd January, 1978 from the General Manager, Oyo State Property Development Corporation in respect of the above subject-matter. Since His Highness is not a Local Government Staff my Board is unable to satisfy the requirements of the General Manager.

J. O. Fadeyi
(J. O. Fadeyi),
Secretary,
Local Government Service Board

U.S.

Letter on P128 to be sent to the Sec. Oyo Local Govt for action please.

O. A. WOYE 3/2

CONFIDENTIAL

CONFIDENTIALOYO STATE PROPERTY DEVELOPMENT CORPORATION
P.M.B. 5214, IBADANOur Ref.No: M.7599/CMO/7

23rd January, 1978.

The Secretary,
Local Government Service Board,
Secretariat,
Ibadan.

Dear Sir,

H.H. Oba Lamidi Adeyemi
of Alaafin's Palace, Oyo

The above-named person has applied to this Corporation for a loan and states that his salary in respect of his employment with you is ₦10,000.00 per annum. The applicant has agreed that I should approach you in this matter.

2. I shall be grateful if you please confirm:-
- (a) That his appointment is permanent and pensionable.
 - (b) That the appointment is subject to gratuity.
 - (c) That the appointment is subject to annual increments.
 - (d) The length of time he has been in your employment.
 - (e) Whether he is considered suitable as a mortgagor.
 - (f) His age.
 - (g) That his salary is as mentioned above.
3. Please state whether he has ever been granted a building loan by your Ministry/Institution and if so, the amount of loan, and the balance of the repayment as at today.
4. It will be appreciated if any other useful information not already given above can be supplied.
5. Any information given will be treated as strictly confidential.

Yours faithfully,

(Sgd.) O.A. Olotu, Mrs.
for General Manager,
Oyo State Property Development Corporation.

PLS see p 133

SP/C.202/4/129

129
8th February, 1978.

The Secretary,
Oyo Local Government,
Local Government Office,
Oyo.

Alaiyeluwa Oba Lamidi Adeyemi:
Application for Mortgage

128
I am directed to forward herewith for your immediate action, the General Manager, Oyo State Property Development Corporation, Ibadan's letter No. M.7599/CMO/7 of 23rd January, 1978 which was addressed to the Secretary, Local Government Service Board, Ibadan from whom it was sent to this Office.

2. I am to request you to forward your reply direct to the General Manager, Oyo State Property Development Corporation and to inform this Office accordingly.



Tjani
T.O.A. Ojetunde
for Secretary to the Military
Government and Head of Service.

TOAO/SIO

SECRET

130

SP/C.202/4/130

8th February, 1978.

The General Manager,
Oyo State Property Dev. Corporation,
P.M.B. 5214,
Ibadan.

Alaiyeluwa Oba Lamidi Adeyemi
of Alaafin's Palace, Oyo

1128
I am directed to inform you that your letter No.M.7599/
CMO/7 of 23rd January, 1978 addressed to the Secretary,
Local Government Service Board, Ibadan, has been referred
to this Office for action, and to inform you that the letter
has subsequently been forwarded to the Secretary, Oyo Local
Government, Oyo with the request that he should supply you
with the information called for.

2. Further correspondence on the matter will be addressed
to you by the Secretary, Oyo Local Government, Oyo
accordingly.

1127
T.O.A. Ojetunde
for Secretary to the Military
Government and Head of Service.

Our Ref.No. SP/C.202/4/130A
Office of the Military Governor,
Ibadan.

8th February, 1978.

Copy to:

The Secretary,
Local Government Service Board,
Ibadan.

For your information, with reference to your
letter No.C.23/356 of 2nd February, 1978.

T.O.A. Ojetunde
for Secretary to the Military
Government and Head of Service.

TOAO/SIO

Bu. p. 129. on 24/2/78

8/2/78

SECRET



SP/C 202/4
131



MF.3

CONFIDENTIAL

OYO STATE PROPERTY DEVELOPMENT CORPORATION
P.M.B. 5214, IBADAN

Our Ref.No: H.7599/CMO/11

14th February, 1978

The Secretary to the Military Government
and Head of Service,
Office of the Military Governor,
Agodi, Ibadan.

Dear Sir/~~Mrs~~

H.H. Oba Lamidi Adeyemi III
~~Mr/Mrs~~
Alaafin's Palace, Oyo
of.....

The above-named person has applied to this Corporation for a loan and states that his/~~her~~ salary in respect of his/~~her~~ employment with you is ₦ 10,000.00 per annum. The applicant has agreed that I should approach you in this matter.

2. I shall be grateful if you please confirm:-

- (a) That his/~~her~~ appointment is permanent and pensionable.
- (b) That the appointment is subject to gratuity.
- (c) That the appointment is subject to annual increments.
- (d) The length of time he/~~she~~ has been in your employment.
- (e) Whether he/~~she~~ is considered suitable as a mortgagor.
- (f) His/~~her~~ age.
- (g) That his/~~her~~ salary is as mentioned above.

3. Please state whether he/~~she~~ has ever been granted a building loan by your Ministry/Institution and if so, the amount of loan, and the balance of the repayment as at today.

4. It will be appreciated if any other useful information not already given above can be supplied.

5. Any information given will be treated as strictly confidential.

Yours faithfully,

Harold
O.A. Olotu, Mrs.
for General Manager,
Oyo State Property Development Corporation

445A

us
see
JAN 23/21

V/S (SD)
Pse discuss early.
23/2 We discussed.

132

SP/C.202/4/132

28th February, 1978.

The General Manager,
Oyo State Property Development
Corporation,
P.M.B. 5214,
Ibadan.

Oyo State Property Development Corporation
P.M.B. 5214, IBADAN.

Please refer to your letter Ref.No.M.7599/CMO/11 of 14th February, 1978. I am directed to inform you that following the receipt of your letter Ref.No.M.7599/CMO/7 of 23rd January, 1978 addressed to the Secretary, Local Government Service Board, Ibadan who directed it to me for necessary action, the Secretary, Oyo Local Government, Oyo was requested vide my letter No.SP/C.202/4/129 of 8th February, 1978 to supply you the information called for in your letter under reference.

- 2. Your attention is also invited to my letter Ref.No. SP/C.202/4/130 in which you were advised accordingly. Copies of my letters referred to above are attached herewith.
- 3. I am to advise that further correspondence on this matter should be forwarded to the Secretary, Oyo Local Government, Oyo, accordingly.



(T.O.A. Ojetunde.)
for Secretary to the Military,
Government & Head of Service.

ARCHIVED

P.A.
28/2/78

SP/c 202/4

466/83



24th February, 1978

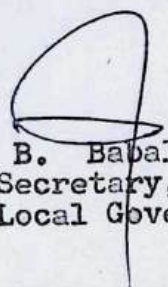
The General Manager,
Oyo State Property Development Corporation,
P. M. B. 5214,
Ibadan.

His Highness Oba Lamidi Adeyemi of Alaafin's
Palace, Oyo

P 128 I have to refer to your letter No. M.7599/OMO/7 of 23rd January, 1978 addressed to the Secretary, Local Government Service Board, Ibadan and to comment on the points at paragraph 2 as follows:-

- (a) His appointment as Oba is Permanent but not Pensionable.
- (b) The appointment is not subject to gratuity.
- (c) The appointment is not subject to annual increment, the salary is fixed.
- (d) He was appointed the Alaafin in 1970
- (e) He is considered suitable as a mortgator
- (f) About 40 years
- (g) His salary is ₦10,000 per annum excluding allowances.

2. Oba Lamidi Adeyemi have never been granted any building loan by the Oyo Local Government.


(J. B. Babalola)
Secretary,
Oyo Local Government.

P. T. O.

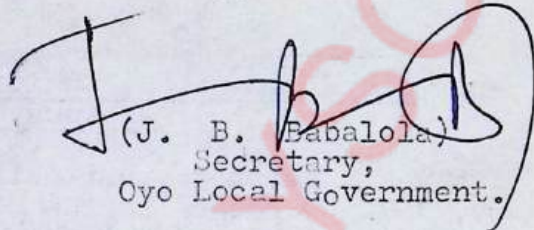
Ref. No. 466/83A
Oyo Local Government,
Oyo.

Copy to:-

24th February, 1978

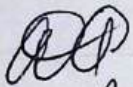
The Secretary to the Military
Government and Head of Service,
Office of the Military Governor,
Ibadan, Oyo State.


P 129
Overleaf is for your information reference your letter
No. SF/C.202/4/129 of 8th February, 1978.


(J. B. Babalola)
Secretary,
Oyo Local Government.

US(SD),

I humbly submit from
overleaf please.


C.R.
16/3/78

PA

17/3/78

ARCHIVES ONLINE

SP/C 202/4

LB.484/COE/78

7th February, 79.



Lt. Col. Tunde Oyedele,
Ifelodun Local Government,
Ikirun.

Dear Sir,

Illegal Conversion of Use from Residential
to Political Office: 4, Osuntokun Avenue
(formerly Plot 91) Bodija Estate; Ibadan.

I am directed to inform you that the present use to which your above named property is put is illegal as it is of neither covered by the terms, conditions and the covenants of the Deed of Sub-lease you originally executed with the Corporation nor the letter of consent reference LB.484/PL0/74 of 20th June, 1978 in which consent was granted to you to sub-lease the building "for residential purposes only".

2. Using the property or a part thereof as office for a Political Organisation is illegal and not ideal and therefore should be discontinued immediately please.

3. Thanks for your anticipated co-operation.

Yours faithfully,

(Dupe Longe)
for General Manager,
Property Dev. Corporation of Oyo State.

cc.

The Secretary
Office of the Military Administrator,
Secretariat,
Ibadan.

Above for your information and necessary action please.



Sec. (S.C.)

Above is hereby submitted for your nec. action pls.

ADD

28/2/79

136

AS (SC)

M. call for the
Comments of At Gt
Dyable. His address
can be put in care
of Spandan local
Government, Thuru.

[Signature]

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(2) 592

There is hereby submitted
your rec action 6/2

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25/11/14

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F.F.A.I.I

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11

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