

LAGOS EXECUTIVE DEVELOPMENT BOARD

ANNUAL REPORT

AND

ACCOUNTS

(1956 - 1957)

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LAGOS EXECUTIVE DEVELOPMENT BOARD

ANNUAL REPORT 1956-57

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BOARD MEMBERS

Messrs. T. F. BARKER; M. N. H. MILNE (*Chief Administrative Officer, Lagos*) Chairman; CHIEF THE HON. SIR KOFO ABAYOMI, KT., M.D.; Messrs M. E. D'ASTUGUES; P. J. D. NESBITT-HAWES (April/October 1956) (*Senior District Officer, Lagos*); D. M. O. AKINBIYI (*Town Clerk, Lagos Town Council*); OLADIPO AMOS; T. O. S. BENSON (*Lagos Member, House of Representatives*); R. A. CLARKE, D. F. C. (*Deputy Financial Secretary*); Dr. J. AKANNI DOHERTY, M.B., B.S.; Messrs. LATIF J. DOSUNMU (*Lagos Member, House of Representatives*); A. O. EROGBOGBO; E. JONES, O.B.E. (*Chief Engineer, Federal P.W.D.*); A. O. LAWSON (*Chairman, Lagos Town Council*); Dr. AKINOLA MAJA; CHIEF OBANIKORO OF LAGOS; Mr. M. A. OGUN; CHIEF J. K. RANDLE, M.B.E., M.V.O.; Mr. D. T. S. SINCLAIR (*Nigerian Ports Authority*); Dr. E. N. O. SODEINDE, M.B.E. (*Senior Medical Officer, Lagos*); Messrs. A. W. WRIGHT; H. F. BEAVIS (April/August 1956) (*Member, Lagos Chamber of Commerce*).

Normally in Attendance: Dr. O. ADENIYI-JONES (*Medical Officer of Health, Lagos*); Mr. T. M. ALUKO (*Town Engineer, Lagos Town Council*).

CHIEF EXECUTIVE OFFICER

J. W. HENDERSON, E.R.D., B.Sc., M.I.C.E., M.T.P.I., M.I.Mun.E., M.I.Struct.E., F.R.San.I.

LAGOS EXECUTIVE DEVELOPMENT BOARD

ANNUAL REPORT 1956-7

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LAGOS EXECUTIVE DEVELOPMENT BOARD

ANNUAL REPORT 1956-7

I INTRODUCTION

1. The period covered by this Report is from 1st April, 1956, to 31st March, 1957.
2. The year has been one of considerable achievement; a year in which the Board has been able to demonstrate effectively to the public the advantages and improvements that planned development can bring to living conditions in Lagos.
3. An indication of the scope of the Board's activities during this period is as follows:—
 - (i) In planning control a continuous pressure, with the handling of approaching 3,000 planning and building applications and the introduction of a particularly effective and new method of development control in Suru Lere.
 - (ii) Slum clearance in the centre of Lagos effectively operating with about 3,000 persons removed, approaching 200 premises demolished and re-development of streets and services commenced.
 - (iii) Good housing progress on schemes involving 2,300 houses.
 - (iv) Schemes in hand for development of land for industrial, commercial and residential use.
 - (v) Capital expenditure of £1,282,000.
 - (vi) Value of development projects in hand, £9 million.
 - (vii) Schemes under consideration for future development of 2,000 acres.
 - (viii) Disposal to the public of 305 leasehold or freehold building plots and over 700 compensation cases considered.
4. Reference was made in the Annual Report for 1955-56 to the fact that the Board's role and scope were becoming wider. This continues to be so: an example in the past year has been the Board's undertaking the development agency for the newly created, jointly sponsored, Federal Government and Colonial Development Corporation Building Society.
5. The Board operates under the Lagos Town Planning Ordinance, Cap. 103, with the dual role of planning authority and executive development authority within the Township of Lagos. The Board is, therefore, responsible for town planning control, together with the improvement, development and re-development, by the operation of schemes under the authority of the Ordinance and within the direction of the Federal Minister of Land, Mines and Power, the Hon. Alhaji M. M. Ribadu, M.B.E.
6. The Board is composed of twenty-one members, six of whom are qualified by virtue of public offices held, the remainder being nominated by the Governor-General in Council. Of the present membership seven are Europeans and fourteen are Africans.
7. Lagos is the Federal capital and main port of Nigeria, with an estimated population of 324,000. Approximately half this population is concentrated on Lagos Island, with much lower population densities at Ikoyi and on the mainland and with little population on the so far undeveloped Victoria Island.

II ADMINISTRATION

1. The Board normally meets quarterly during the year and operates committees covering technical, finance, staff selection and plot allocation matters. The Board met five times and eighteen meetings of committees were held during the year.
2. Executive control is exercised by the Chief Executive Officer, responsible to the Board for the administration of the Board's affairs.
3. The executive organisation operating under the Chief Executive Officer comprises

sections responsible for planning, engineering, architecture, land survey, estate management and valuation, finance, law and administration.

4. Executive control and co-ordination is maintained by the operation of an executive control board, comprised of representatives of each section under the direction of the Chief Executive Officer. By this means pre-planning and progressing are achieved by a team drawn from the several professions concerned.

5. Every effort has been made to liaise with other authorities, both in relation to the Board's own proposals and with regard to the co-ordination of the proposals of other authorities with the combined and successful object of maintaining sound and efficient development and planning control. The co-operation and understanding of other authorities has been very much appreciated.

6. The Board's total staff employed at 31st March, 1957, was twenty-four expatriates and 101 Nigerians. Expatriates fill appointments for which, so far, Nigerians with either appropriate qualifications or adequate experience are not yet available but Nigerianisation is being furthered as Nigerians become available.

7. Salary scales have been implemented (with minor exceptions) in accordance with the salary review completed in 1955-56, whereby junior staff are on Gorsuch scales and senior staff on a market value basis.

8. The Board has had under consideration the introduction of a training scheme for Nigerians in the professions which are within the scope of the Board's activities. Investigation during the year shows that this has a limited practicability, except with regard to the training of Chartered Surveyors and Town Planners for whom courses are now available within Nigeria.

9. The Board maintains a close relationship with the Municipal and General Workers' Union, which represents the junior indigenous staff, and during the year a number of matters affecting the conditions of service of the staff have been resolved.

10. The Board carries out its schemes by contract, whereby competitive tenders are invited from building and/or civil engineering firms registered by the Federal Works Registration Board.

11. Messrs. G. A. Hanscomb, F.R.I.C.S., Chartered Quantity Surveyors of London and Lagos, have continued to be employed in connection with building schemes.

12. The Board's Chairman, Mr. T. F. Barker, resigned and was succeeded by Mr. M. N. H. Milne in December, 1956.

13. The Board suffered a considerable loss by the untimely death, in December, 1956, of one of its members, Chief J. K. Randle, M.V.O., M.B.E.

14. The Board lost the services, on resignation to take up an appointment in Canada, of its Deputy Chief Executive Officer, Mr. J. Priestman, M.B.E., M.I. Mun. E.

15. The Board submitted a request to the Federal Minister of Land, Mines and Power for the recognition of emoluments to Board members and this received the approval of the House of Representatives in March, 1957.

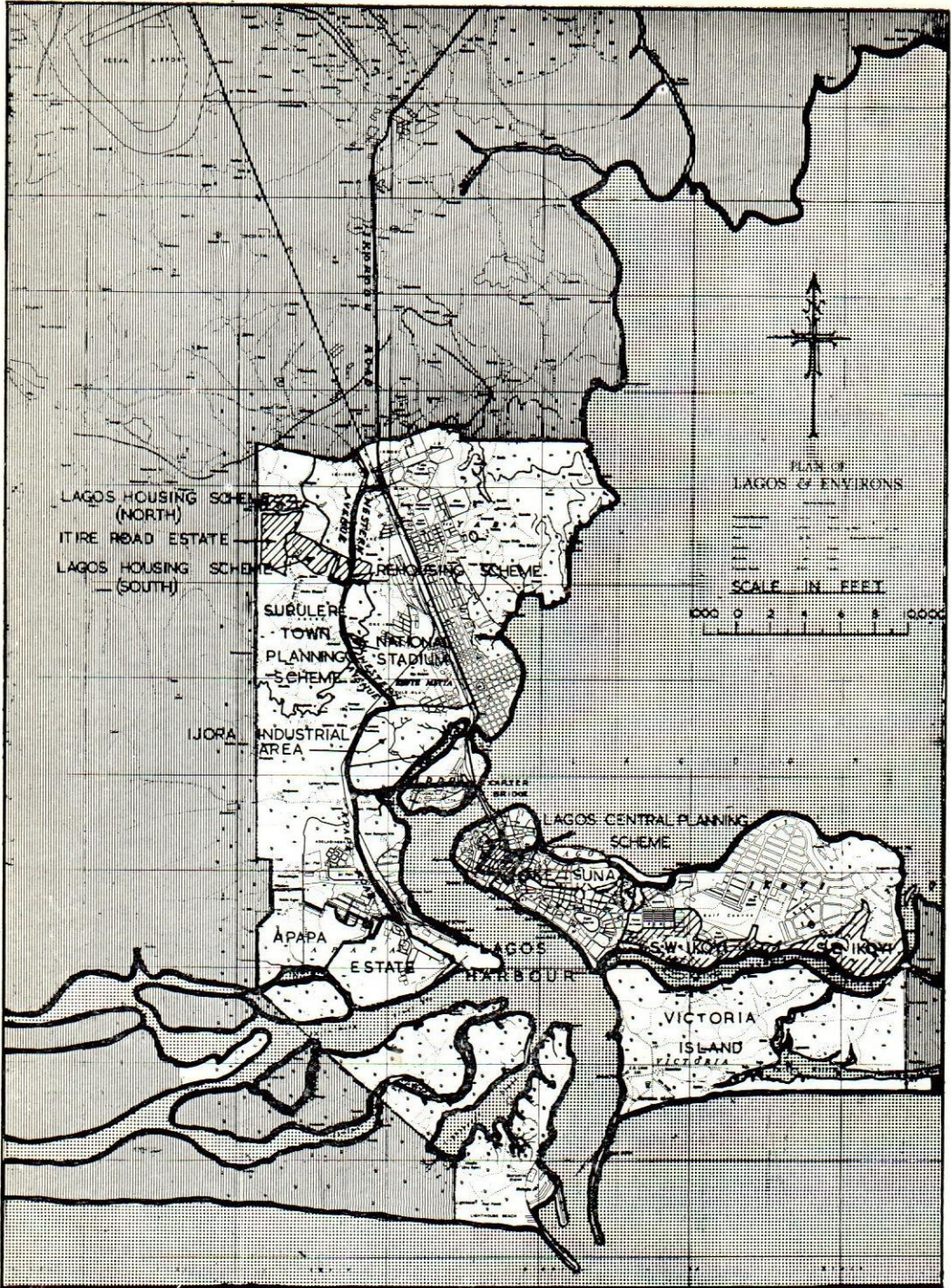
III LEGAL

1. The Board has its own Legal Adviser, Mr. O. Ajose-Adeogun, LL.B., B.L., who advises and administers legal matters arising from the Board's affairs.

2. Legal responsibilities cover the Board's operations within its own Ordinance and application of other Ordinances, e.g. Public Land Acquisition Ordinance in matters of compulsory purchase of land, submission of planning schemes, regulations and amendments, publication of legal notices, contracts for leasing and sale of land and for buildings and civil engineering contract works.

3. Amendments have been introduced during the year to the Lagos Central Planning Scheme, in respect of the method of assessing reconveyance charges.

4. A scheme for the control of development on the basis of raising a development charge



Key Map of Lagos Township showing Board's Scheme areas. (Reproduced by kind permission of the Federal Surveys Department).

where development is proposed within the North and West of the Township and Suru Lere and where land is so far largely undeveloped was approved by the Governor-General in Council on 11th September, 1956, when it came into operation.

5. Towards the end of the year an attempt was made to stop the Lagos Central Planning Scheme by a challenge taken to court by a group of landowners. The case was, however, successfully opposed and is not likely to be pursued further by the objecting landowners.

6. During the year, there were eighty-six court cases out of which seventy-one have been settled.

IV PLANNING

1. The Board's planning responsibilities are of a dual character, town planning control and the planning of layouts for schemes of development and re-development.

2. Town planning control is exercised under the Lagos Town Planning Ordinance Cap. 103 (which is very similar to the British Town and Country Planning Act of 1932) in accordance with which the Board exercises interim development control.

3. A master plan for the Township is maintained for interim development control generally and within which specific schemes are prepared for Governor-General in Council's approval.

4. During the year 2,619 applications for building or development within the Township were dealt with. Close liaison is maintained with the Town Council as the Public Health and Building Bye-Laws Authority in this respect, whereby applications are first submitted to the Board and, if approved, forwarded to the Town Council for their consideration, thus eliminating dual applications by the public.

5. Approved Interim Development Areas are Lagos Island (Western Area), Tinubu Square District, East and West Ebute Metta, Yaba (North) and North Suru Lere.

6. Interim Development Control Schemes in course of preparation include Abule Nla, Ijesha Village, Ilojun Village, Alaiyabiagba, Awja Village and districts east of Yaba, Oke Popo and Lagos Island (North).

7. Development and reclamation projects prepared and awaiting approval or in hand are South-West Ikoyi, Victoria Island, Ijora Industrial Area and Southern approaches to Carter Bridge.

8. A most important contribution made in planning control has been the introduction of a scheme for the undeveloped part of Suru Lere of about 1,500 acres in the North-West part of the Township. This was introduced and given formal approval by the Governor-General in Council on 11th September, 1956. Known as the Suru Lere Town Planning Scheme, 1955, it has as its objects the restriction of development and building to land either already adequately served with road access and other public services or to land where these services are to be provided as part of the development. The developer is required to pay a development charge, should the road access and public services not be available. By this means the Board will be able to control development to areas where adequate road access and public services are available and thus avoid errors of the past where development has proceeded without these essential services.

9. In parts of the Township which have developed rapidly over the past five to ten years, little or no provision has been made for streets, drainage, water supply or electricity. The Board has given further consideration to the restriction of further building in these areas. The Board is, however, limited in its powers of restriction by the availability of funds to meet the cost of public services and the matter is to be reconsidered in 1958.

10. Industrial development is still a matter of concern within Lagos. The Board has assisted in this by its industrial estate development as part of the Apapa Estate Scheme where, however, most of the industrial sites have been leased. An outline scheme for the reclamation of further land at Ijora for industrial estate development was prepared by the

Board in 1955-56 and has had further consideration. The scheme is, however, still held up for lack of funds but it is understood that this may be overcome in 1957-58 to permit site investigation to proceed.

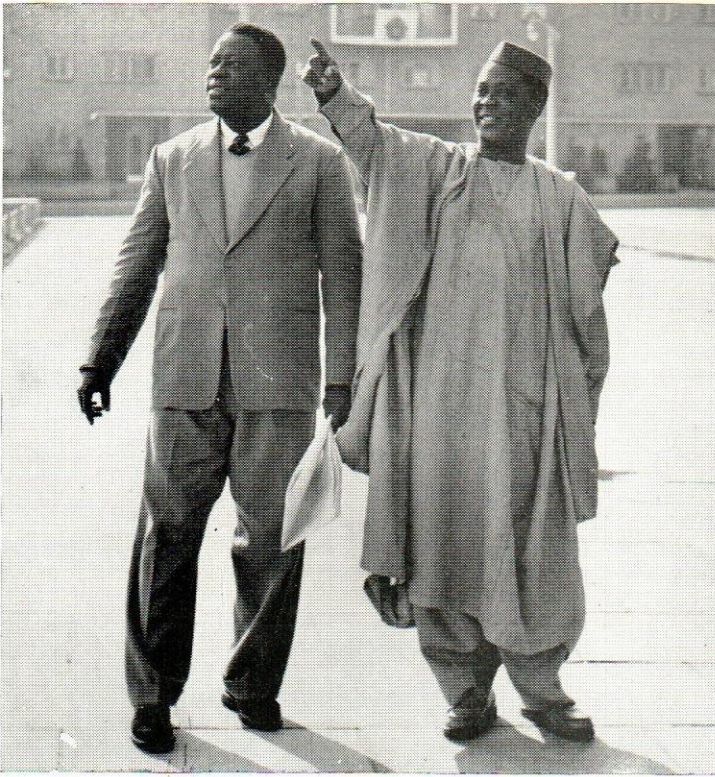
11. Residential development has been studied continuously, with a view to achieving balanced development for low income, middle income and higher income groups. Schemes have been prepared accordingly and material progress has been achieved on the low cost housing schemes for the Federal Government and the Board's middle class freehold building estate at Suru Lere. A study has been made of other areas, including the use for residential purposes of South-West Ikoyi, Obalende and Victoria Island.

12. Wider consideration of development beyond industrial and residential uses have been pursued, whereby development has been adopted on a neighbourhood basis. This means that in planning any part of the Township due regard is given to the essential needs of the residents to cover provision of schools, shops, churches, mosques, community centres, playing fields etc., together with adequate communication and public services. Reasonable progress has been made in achieving this, by agreement with the appropriate authorities concerned.

13. The provision of schools in the Township is the responsibility of the Federal Minister of Social Services. The Board has assisted considerably in furthering the current Federal Government Schools Programme for Lagos, in the selection of sites, the adjustment of existing sites to permit the enlargement of existing schools and as acquisition agency for sites.



The changing face of Lagos. Modern structures fast replacing the old.



Two Board Members, Messrs. A. O. Erogbogbo and M. A. Ogun, visit New Town Hemel Hempstead, England. (Reproduced by kind permission of dnormanville Studios Ltd.)

14. Planning for the re-development of that part of Central Lagos included in the Lagos Central Planning Scheme has been done at detailed layout stage, in order to fit in with the Scheme programme.

15. Careful investigation and consideration has been given to the problem of car parking and garaging and the Board has adopted the following policy:—

- (i) Provision by owners of parking space within building site.
- (ii) The provision of service roads at the rear of all commercial premises where at all possible enabling vehicles to be loaded and unloaded and parked on private premises.
- (iii) Making full use of existing public places for parking and especially an extension and surfacing of the business part of the Marina.
- (iv) Including areas for parking and lock-up garages in future Planning Schemes.
- (v) Encouraging private developers to provide multi-storey garages in connection with Service Stations in congested areas.
- (vi) The acquisition of sites for public car parking.

16. Density control has been a subject of further study. Report and conclusion will be available in 1957-58.

17. Lagos is still without piped sewerage or satisfactory arrangements for sewerage disposal. This has been the subject of consideration over many years. During the past year it has been the subject of a new report to the Federal Government by Consulting Engineers, Messrs. Howard Humphries and Partners, London. The report has been considered by

the Board and its comments thereon submitted to the Federal Government. The Board has requested that financial arrangements may be made to permit at least part of the proposed scheme to proceed to fit in with current development; thus avoiding extra expenditure at a later date and, at the same time, meeting the essential needs of current development.

18. The Board has given consideration to the question of main road pattern and the traffic problems arising therefrom and the need for co-ordination between the road and railway operating arrangements, particularly arising from the Railway Corporation's proposed new Suru Lere Railway Station and the service intended to operate therefrom into Iddo and Apapa. Arising from discussions held by the Board with other appropriate authorities, the Federal Government was asked to appoint a traffic expert to visit Lagos, in order that a thorough investigation be made on which proper recommendations might emerge, with a view to establishing co-ordination between road and railway operating services within Lagos and the improvement of present conditions.

19. Consideration has been given by the Federal Government to the provision of a new bridge near the site of the existing Carter Bridge. The Board is concerned to ensure that the Southern approaches to Carter Bridge, where congestion is acute at present and becoming worse, are considered as part of the new bridge project. The Board's schemes for the clearance and improvement of the Carter Bridge Southern approaches has not so far been possible because of the financial commitments on other projects. It is necessary that it be considered as an integral part of the new Carter Bridge project.

20. The Board has considered the long-term future planning and re-development of Lagos and has submitted to the Federal Government an indication of the scope of a programme which should be followed, subject to financial considerations permitting. The scope of the programme envisaged is of the order of £55 million which, if phased over ten to fifteen years, would completely improve the existing living conditions and traffic problems of the Township.

21. The Board has suggested to the Federal Government that opportunity be taken, with the approach of independence and self-government, for a suitably planned and architectural memorial to be carried out. Such a memorial would follow the lines of those recognised throughout the world in other countries to mark, and which have marked, occasions such as the coming Independence of Nigeria. The Board's proposal is that Tinubu Square be re-developed and re-named Independence Square, whereby with proper architectural and planning treatment a significant feature would be obtained to mark this momentous occasion in the life of the country and symbolise, by a special feature such as a column of Independence: a column which might well be of a sufficient height to be visible for a considerable distance and readily seen in the approach to Lagos from the sea.

22. Liaison is maintained with appropriate adjoining Town Planning Authorities in the Western Region, namely Ikeja and Badagry. Discussions have been held with representatives of these Authorities on various matters concerning the Board's proposals within the township boundary.

23. The Board's Senior Town Planning Officer is Mr. C. L. Waide.

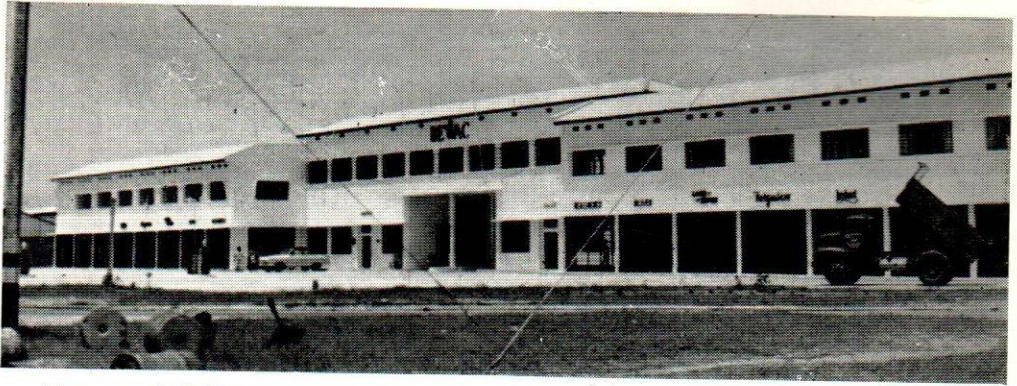
V DEVELOPMENT SCHEMES

1. Apapa Estate

(1) This Scheme covers an area of 1,000 acres to provide industrial and high and low density residential land use. The Scheme was commenced in 1950 and during the year the last stages of site development have been completed. The capital expenditure is of the order of £2 million, financed mainly by loans from the Colonial Development Corporation, £1,250,000, and the Federal Government, £600,000.

(2) The Scheme provides 230 acres of industrial development, 678 high density residential and commercial building plots and 444 low density residential plots, together with sites for amenities and suburban public buildings.

(3) Sites are leased at £350-£400 per acre per annum for industrial use, £120-£170



Many more buildings, commercial and residential, including flats, have gone up at Apapa Estate.
Above—a typical new commercial building.

per acre per annum for low density residential use and £75 per acre per annum for high density residential use.

(4) Leasing of sites has been practically completed, insofar as industrial and residential use is concerned. Rent income for the year was £100,000, an increase of £34,000 on the rent income for 1955-56.

(5) Leasing of sites for shopping, cinemas, hotels, etc. is now proceeding and, in a number of cases, sites have already been leased for these purposes.

(6) A certain amount of site development damage was caused by storms during 1955-56 and some sand from the reclaimed area was displaced. During the year steps have been taken to replace this.

(7) Building progress on sites has been reasonably good but a quicker tempo is required. The introduction of the new Nigeria Building Society should assist in this way, by enabling those persons who have not yet commenced building to do so with the assistance of the Building Society.

2. Itire Road Estate

(1) This is a freehold residential estate covering 132 acres of land in the Suru Lere area which will provide 750 residential building plots, together with a neighbourhood centre for shopping, market, churches, etc.



First of the privately built freehold houses on the Itire Road Estate.

(2) The estimated cost of the Scheme is £250,000 which includes land acquisition, site drainage, streets and public services. An appropriate standard of development is provided and the local authority, the Town Council, will take over the site for maintenance on completion.

(3) The site is being developed in stages. Sale of plots has proceeded during the year and 160 plots have been sold, the realisation from which is £35,000.

(4) The price of plots is 12s. 6d. per square yard which, for a plot measuring 40 feet × 100 feet, is £280.

(5) Site development has been completed for the first 300 plots and further site development will proceed in 1957 for the remaining 450 plots.

(6) Building has commenced on some of the plots and, in order to encourage the tempo of building, the use of the newly created Nigeria Building Society will be of considerable advantage.

3. Suru Lere Rehousing Scheme

(1) This Scheme comprises 913 low cost houses required to provide accommodation for persons displaced under the Lagos Central Planning Scheme by the clearance of slums and re-development of that area.

(2) The Estate is laid out with terraced housing and with proper standards of roads, drainage, public services and street lighting.



Aerial view of the Suru-Lere Rehousing Estate—(Reproduced by kind permission of the Federal Surveys Department).

(3) Houses vary from one to four-roomed types, each house having its own self-contained amenities of kitchen, water-borne sanitation and bath, except in the cases of the single-roomed houses, where the sanitary and bathing arrangements are communal.



Front Garden of a Suru-Lere Rehousing Estate house during a visit by the Gardens Competition Committee.

(4) The estimated total cost of the Scheme is £640,000, of which, by the end of March, 1957, the expenditure was £424,000.

(5) The houses are rented on a room unit basis of 25s. per room per month inclusive of rates. Economic rent, inclusive of rates, is 48s. per room per month and a Federal Government subsidy is provided to reduce the inclusive rent charged to 25s. per room per month.

(6) During the year progress was set back by the failure of one of the Board's principal contractors, Messrs. Thompson, Moir and Galloway, but by the end of the year this had been overcome, when a total of 550 houses had been completed and occupied. It is anticipated that the balance of houses on this Scheme will be completed comfortably by the end of 1957.

(7) Pending the commencement on shopping and commercial premises, service industry premises have been constructed during the year to be used either for service industries, or storage, or garaging, in the final layout. This is an interesting stage, whereby displaced shopkeepers or small service industries are being restarted within the Rehousing Scheme area and, by the end of the year, three firms had been accommodated.

(8) A temporary market has been provided to meet the trading needs and to limit the amount of individual trading proceeding within individual houses, pending the development of a permanent market when the Estate is fully developed.

(9) A public bus service has been operating in and from the Estate to Central Lagos.

(10) Agreement has been reached with the Federal Government Medical Services for the operation of a clinic and dispensary on the Estate and this should be operating before mid 1957.

(11) The tenants are now represented in matters affecting their welfare and housing conditions through a recognised committee with which the Board's executive is able to deal.

(12) A garden competition has been introduced by the setting up of an appropriate committee comprising certain public-spirited members of the public, headed by Mr. Vivian Renwick, and an annual garden competition, with appropriate prizes, will be held each November, commencing in 1957.



The Paddington Bar, Suru-Lere Rehousing Estate—one of the uses to which the Board's Service Industries premises are put.



One of a number of schools to serve the Suru-Lere Estates, nears completion.



Suru-Lere Rehousing Estate view showing operation of extended bus service.

4. Lagos Housing Scheme, 1955

(1) This Scheme provides for 1,300 low cost houses, located on two sites in the Suru Lere area. The estimated cost is £1 million.

(2) The Scheme was promoted by the Federal Government and the Board was asked to undertake it in July, 1955.

(3) Site development on both sites up to its first stage has been completed and 410 houses were occupied by the end of the current year.

(4) The houses are intended to accommodate low income group workers, policy upon which was determined by the Federal Government during the year. The main qualifications for tenancy are: income not to exceed £300 per annum, with at least five years continuous employment and not less than ten years residence in Lagos Township at the time of application.

(5) The registration of applicants was undertaken on a wide scale throughout the Township, whereby 4,400 applications were received for the 1,300 available houses. The method of dealing with this number of applications in excess of available houses was to operate a "points" system of priority. The priority awards were determined by the length of continuous employment, length of residence in Lagos and the size of family in relation to existing living conditions of the applicant.

(6) It is anticipated that the whole of the 1,300 houses will have been completed and occupied by the end of 1957.

(7) The design and amenities provided are similar to those of the Suru Lere Rehousing Estate, with modified architectural design and the introduction of some two-storey flats and two-storey houses.

(8) The economic rent of the houses, on a room per month basis, is approximately 50s. and, during the year, a decision was taken by the Federal Government that the rent would be subsidised, whereby the rent charged to occupants would be 16s. 6d. per room per month inclusive of rates.

(9) The Estate is managed by a Management Committee appointed by the Hon. Minister of Land, Mines and Power, under the Chairmanship of the Chief Administrative Officer. The Committee's membership is as follows.—Messrs M. N. H. Milne, A. G.



Applicants for the Workers' Houses (Lagos Housing Scheme) queuing for registration at one of the twelve special registration centres.



Registration proceeding for Workers' Houses



A view of the Lagos Housing Scheme Estate during the early stages of occupation.

Fagbemi, A. O. Erogbogbo, G. E. Cole, T. S. Fuja, E. A. Ladega, O. A. Onafuye, J. I. Adubi, O. Okocha, T. O. S. Benson, L. J. Dosumu, Dr. O. Adeniyi-Jones and Mr. D. Wilkey.

5. S. E. Ikoyi Estate

(1) This is a Government residential area for better class housing development and the Board's responsibility has been that of a designing and constructing agent on behalf of the Federal Government.

(2) The scope of the Scheme comprises the reclamation of 270 acres of low-lying swamp land on the Ikoyi Island, adjoining the existing Ikoyi residential area. Reclamation was completed in 1955-56 when road construction and provision of public services were commenced and these have been completed during the past year.

(3) The area provides for approximately 270 residential building plots which have been allocated during the year under a special committee set up by the Hon. Minister of Land, Mines and Power, and building has, in a number of cases, already commenced and, indeed, houses have already been occupied.

(4) The cost of the whole Scheme will be approximately £630,000.

6. Lagos Central Planning Scheme

(1) The scope of the Scheme comprises the clearance and re-development of seventy acres of built-up land bounded approximately by Broad Street, Balogun Street and Victoria Street, together with an area to the East of Victoria Street. Streets will be widened to meet the increased traffic demands and, at the same time, rear access service roads to the commercial premises fronting these main streets will be provided. Of the total area developed there will be available twenty nett acres of residential development and twenty-two nett acres of commercial development. The existing population in the area is estimated at 20,000 persons and their removal will be phased over a period of 5-7 years into the Suru Lere Rehousing Estate where, after temporary residence, they will be able to return to new buildings available in the re-developed area. The area is, for convenience in carrying out the operation, divided into twelve sub-areas.

(2) The operation is intricate in its many aspects, all of which require co-ordination and timing to maintain effective and continuous overall progress. These aspects cover the taking of a census and recognition therefrom of the bona fides of all residents by sub-areas, the vesting arrangements of premises by sub-areas, the surveying of areas and premises, the valuation of premises, the offers of compensation, removal either to the Rehousing Estate or to premises of the residents' own choice, the rehousing, demolition of premises, site clearance, re-development with roads and public services, the re-planning of cleared areas, the re-allocation of land to original owners, as far as this is possible, the reconveyance at recognised prices and rebuilding on the cleared and reconveyed land.

(3) In addition to the above, in order to overcome hardship, special arrangements are operated for the award of *ex gratia* compensation over and above normal compensation.



A typical slum view in sub-areas yet to be cleared.

(4) Two Committees, specifically set up by the Minister, to deal with the bona fides of persons entitled to rehousing after displacement under the scheme, and for awarding *ex gratia* compensation in cases of hardship, have the following membership:-

(a) Bona Fides Committee:

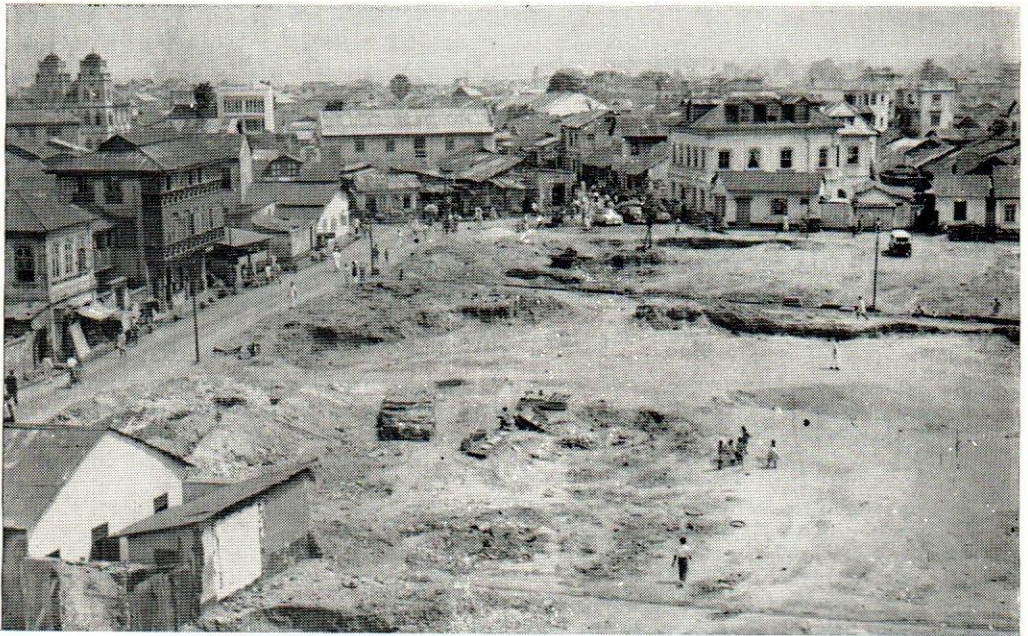
Mr. M. N. H. Milne (*Chairman*); Mr. J. I. Adubi; Chief Asajon; Messrs. T. O. S. Benson; L. J. Dosunmu; E. L. Jegede; F. S. McEwen; Chief Modile; Messrs. O. A. Onafuye; T. Thompson.

(b) Ex-Gratia Committee:

Messrs. C. S. Clover, Chief Federal Land Officer, (*Chairman*); T. O. S. Benson, *The Deputy Financial Secretary*, Mr. L. J. Dosunmu; Chief Amusa Gbadesere; The Medical Officer of Health, Lagos; Mr. M. Thomas.



BEFORE. Scene of eviction from Porto-Novo Market Street, June 1956, owing to residents' resistance to the Clearance Scheme. (*Reproduced by kind permission of the "Daily Times"*)



AFTER. View in February, 1957, of the Porto Novo Market Street area completely cleared of slum buildings.

(5) The effective date of commencement was December, 1955, and by March, 1957, removals and clearance of sub-areas 1 and 2 had been completed with operations well advanced in sub-area No. 3.

(6) Compensation awards had been offered in 173 cases and acceptances amounting to £225,000 had been paid. *Ex gratia* awards and compensation totalled at the end of the year £21,000.

(7) The number of persons removed approached 3,000 of which two-thirds only required rehousing, the remainder having made their own arrangements.

(8) The first re-development contract for £250,000 commenced in December, 1956, comprising road widening and reconstruction in Broad Street, Breadfruit Street, Balogun Street, Davies Street, Martins Street and Porto Novo Market Street. One interesting aspect of this project is the inclusion within the contract of new underground piped sewerage. This is the first real effort to provide piped sewerage in Lagos and will form an integral part of the ultimate main drainage scheme, a report upon which was received by the Federal Government during the year and referred to in Section IV (17).

(9) The Board's Senior Engineer responsible for this re-development and other engineering design and construction of the Board's many schemes is Mr. J. L. Charlton, A.M.I., Mun. E.

(10) In order to obviate the complete loss of business to small shopkeepers displaced by the Scheme, temporary shops have been provided to accommodate a limited number of shopkeepers until new premises are available in the re-developed areas. 109 temporary shops have so far been provided.



Setting out for re-development of cleared areas under the direction of the Board's Chief Surveyor, Mr. L. A. Akande Smith.

(11) Every effort has been made to publicise the Scheme and to encourage the co-operation of persons affected by the Scheme which, by the end of the year, had proved themselves successful. During the year, on three occasions however, the Board had to seek Police assistance for the eviction of persons who were refusing to be removed.

(12) Successful liaison is now generally operating with recognised representatives of the residents through a Residents' Association.

(13) Reconveyance of land to original owners in sub-areas Nos. 1 and 2 was about to commence at the end of the year.

(14) An Architectural Advisory Panel, comprising representatives of the qualified practising Architects of Lagos, has been set up in order to achieve, as far as possible, individually sound and comprehensively successful architectural effects in the rebuilding within the scheme. The panel is operating voluntarily and the services of its members are highly appreciated by the Board.



Road and drainage reconstruction in progress on the cleared sites.

7. Oke Suna Development

(1) From the study made of this Scheme in 1955-56 it was found both uneconomic and impracticable at the present time and the Scheme was, therefore, postponed.

(2) Inquiries have been made from time to time during the current year with regard to the possibilities of undertaking this Scheme and the Board is unable to consider it further because of its uneconomic and impracticable features.

8. Ijora Industrial Estate

(1) In the Board's 1955-56 report reference was made to the need for further industrial development in Lagos as a matter of considerable importance. Most of the land suitable

both as to location and suitability for industrial development has been utilised. The Board's Apapa Estate Industrial Development area was completely exhausted during 1956.

(2) For this reason the Board explored the question of other suitable areas for industrial development and considered the Ijora area should be suitable for this purpose. The area comprises a total of 376 acres, most of which is low-lying swamp and requires to be reclaimed if building development is to be considered.

(3) The area is readily served by rail, trunk road and main water. Electricity is readily available from the Ijora Power Station adjoining the site.

(4) The Board continued to press the Federal Government for permission to proceed with this Scheme and, although capital is not available in the current Economic Programme for this purpose, it is understood that the Federal Government will allow the Board to proceed with site investigation within the near future, for which appropriate funds will be made available.

9. S. W. Ikoyi

(1) This area lies between the built-up Ikoyi residential area on the South, and Onikan Road on the North, comprising mostly low-lying swamp land with sporadic development of public buildings.

(2) A preliminary scheme was prepared in March, 1956, for the reclamation of the area and its development as a middle-class residential estate.

(3) The area comprises 250 acres, the approximate estimated total cost of development being £750,000.

(4) Site investigation, on-shore and off-shore, for reclamation and building purposes has been done.

(5) The Scheme had been considered by the Federal Government earlier but, because



Main drainage outfall, Ikoyi.

of the unavailability of capital funds for this purpose in the present Five-Year Economic Programme, it had been shelved. During the year the Board continued to press the Federal Government for approval to proceed with this Scheme and various measures have been investigated with the Federal Government and the Colonial Corporation in order to obtain the appropriate financial resources.

(6) The Scheme as now considered would provide both middle class and better class residential development. One part of the scheme area when developed would be sold freehold in small residential plots, particularly to assist those persons displaced under the Slum Clearance Scheme and who would be unable to obtain their original land after the area has been re-developed. In the remaining part of the Scheme the area would be developed with large residential plots, similar to the existing Ikoyi standard of development.

(7) The Board has been encouraged to think that the Scheme may proceed during 1957-58.



Another view of Ikoyi Main Drainage outfall.

10. Victoria Island

(1) The proposal that Victoria Island be reclaimed and developed has been the subject of consideration for a number of years.

(2) Victoria Island covers an area of 1,500 acres, most of which is low-lying swamp, possessing the excellent amenity of sea front and beach, together with harbour flank frontage. There are neither public services available nor suitable communications for general development.

(3) Approval was received during the year from the Federal Government, and funds made available, to permit site investigation to be carried out and this has been proceeded with during the year. 252 on-shore trial borings have been taken and 50 off-shore. A detailed survey is proceeding and a comprehensive report will be available towards the end of 1957.

II. Freehold Housing Scheme-Nigeria Building Society

(1) The Nigeria Building Society, sponsored jointly by the Federal Government and the Colonial Development Corporation, was set up during the year and is operating in Lagos.

(2) Agreement has been reached whereby the Board will undertake large-scale estate development, including the building of houses for freehold sale to the public, with the financial assistance of the Building Society, whereby houses can be purchased either outright or by instalments, in accordance with normal building society practice.

(3) The initial scheme, whereby the Board act as agents for the Building Society, has been prepared for the erection of 150 houses in the Board's Itire Road Estate. These houses should be available for sale by the end of 1957 or early 1958.

(4) The extent to which the Board will further act in conjunction with the Building Society will depend upon the demand of the public for freehold houses and the Board will, according to that demand, seek Federal Government approval of the introduction of a scheme of the scale required. The development will be at Suru Lere where, over a number of years, the Board could ensure a continuous building programme of houses for sale to the public.

VI HOUSING

1. It can be said that the Board is now operating as a Housing Authority within Lagos Township.

2. The Board is concerned with low cost and middle class house design. The Board's low cost housing programme, which comprises 2,213 houses, and its middle class housing programme will, during the course of 1957-58, depend upon the extent to which the Nigeria Building Society assisted freehold housing scheme develops.

3. A continual study is made of house design in the light of experience gained with regard to economy in design and construction, the convenience and usefulness to the occupants and its reasonable maintenance.

4. The single-storey terraced houses are of four types, 1, 2, 3 and 4-roomed houses. The 2, 3 and 4-roomed houses are self-contained with kitchen, shower and W.C. All houses are served with piped water supply, water-borne sanitation and electricity throughout. The kitchen is fitted with Hurl stove, water supply, sink, draining board and shelving.

5. In the case of single-roomed houses, these include a self-contained kitchen for each house, with communal bath and sanitary blocks in the ratio of one block to six houses.

6. In the case of the middle class freehold house for sale, study has continued during the year, with a view to proceeding with £1,250, £2,000, £3,000 and £5,000 houses.

7. The initial proposal is to proceed with 150 of the £1,250 houses and these will comprise detached and semi detached types. These houses will comprise two rooms, in the first instance, but will be so designed as to permit of their extension to three or four rooms and also to allow for the provision of a garage if required by the purchaser, at, of course, proportionately increased cost.

8. Most of the houses so far, for low cost and middle class design, have been in single-storey types but a number of two-storey flats and two-storey houses have been included

in the low cost housing at Suru Lere under the Lagos Housing Scheme. Experience will be gained from these in order to permit a further review as to the use of two-storey houses and achieving a reasonable balance between the number of two-storey and single storey houses. The cost per unit of floor space or room in two-storey design is so far proving to be much more expensive than the single storey design. There is, however, a reduction in the amount of land which is used for the two-storey houses, compared with single-storey houses, and these measures are being examined for application in future schemes.

9. Housing costs are increasing and a further examination will be required in order to keep down costs within the estimates already approved. The costs prevailing at present are approximately: For single storey houses 30s. per foot super and, for two-storey houses, 34s. per foot super.

10. The Board's Senior Architect is Mr. R. A. Keatley, A.R.I.B.A.

VII ESTATE MANAGEMENT

1. The Board's estate management responsibilities have considerably increased during the past two years.

2. Land survey for the Board's purposes is carried out by the Board's executive survey staff, assisted where necessary by the employment of outside qualified surveyors.

3. During the year land survey has been completed for the Suru Lere Planning Scheme areas, the Central Lagos Planning Scheme, existing and cleared areas, and the surveys for the site investigations of S. W. Ikoyi, whilst work is proceeding on the survey for Victoria Island. Surveys for all the Board's estates have been made as leasing or sale proceeds.

4. Land for Board schemes is acquired, where possible, by negotiation and, where necessary, under the compulsory powers of the Lagos Town Planning Ordinance, Section 40.

5. Where clear title is readily available, compensation for land acquired is paid instantly but, in the majority of cases, where titles conflict, this requires to be settled in court before the Board can make its compensation award. For the 460 acres of land acquired over the past two years, compensation to owners totals 720 cases. Of the area acquired over the past two years, compensation has so far been fully paid for 276 acres.

6. The Board has acquired, on behalf of the National Stadium Board, with funds provided to that Board by the Federal Government, a seventy-eight acre site intended to accommodate a future national stadium in the Suru Lere area. The Board has acted as agent on behalf of the National Stadium Board.

7. On behalf of Federal Government the Board has acquired eighteen acres of land and properties for new schools and extension of existing schools.

8. The greatest responsibility in estate management is the acquisition of land and property and assessment of compensation therefor in the Lagos Central Planning Scheme and the re-conveyance of plots. During the year the case submitted by the Board to the Federal Government, that compensation be related to 1955 market values, was conceded and compensation is now assessed at 1955 values.

9. Estate management of the Board's land, properties and houses is handled by the executive staff. The Board has in the past had no suitable store or office organisation for outside management and a new store, workshop and office is to be provided on a site in the Suru Lere area during 1957-58.

10. In addition to normal property and housing management and maintenance, the Board has the important responsibility of the welfare of tenants on the low cost housing estates. This is achieved in connection with the removal of persons from the Lagos Central Planning Scheme and covers also the Lagos Housing Scheme re-settlement under the control of the Board's Welfare and Housing Officer, Miss O. A. Kehinde Kuye. Not only

are removals of families and their settlement in new houses arranged but liaison is established between the family and the appropriate authorities responsible for schools, clinics, etc.

11. During the year 305 building plots have been either leased or sold, 745 compensation cases considered, 375 have been settled, 200 low cost houses are under maintenance and management responsibility covers four estates, totalling 1,800 acres.

12. The Board was fortunate during the year to obtain the services of Mr. D. K. Rubie, F.R.I.C.S., as its Senior Estates Officer.

VIII LABOUR

1. The labour employed on the Board's schemes is employed by contractors carrying out the Board's building and civil engineering projects. The only exception to this is the employment of direct labour for maintenance of Board offices and quarters and the initial demolition proceeding in the Lagos Central Planning Scheme area. Most of the demolition, however, in this Scheme has been carried out by contract where contracts are let almost weekly throughout the year.

2. The labour force employed on contracts at the end of the year was 2,600 and direct labour 90.

IX SOCIAL

1. In considering development within Lagos Township the Board has given careful consideration not only to industrial, housing and commercial development but also to the siting of schools. The Board has assisted the Ministry of Social Services by advice on siting schools throughout the Township to meet the Federal Government's Lagos Schools' Programme.

2. In the areas in which the Board is carrying out development, i.e. at Suru Lere and Apapa, five schools are already under construction.

3. The need for adequate medical services to meet the requirements of the new estates now being developed is a matter of urgency and this has been stressed with the Ministry of Social Services. A clinic and dispensary has been approved and will be operating early in 1957-58 on the Suru Lere Rehousing Estate.

4. The siting of places of religious worship in areas being newly developed was agreed by all denominations in 1955-56. During the year negotiations have continued with the various denominations.

5. The problem of ensuring proper and adequate scope within newly developed and re-developed areas for the small commercial and trading community is one upon which little experience is available. Advantage should be taken of the opportunity now presented in the present phase of new development and re-development to conduct proper research into this matter and it is hoped that the assistance of the Sociological Department of University College, Ibadan, will be available for this purpose during 1957-58.

6. The importance of markets in the life of Lagos nevertheless requires immediate consideration for market siting and timing in relation to housing development. Reservation of sites for markets and efforts to ensure availability of markets in new housing arrangements has been made.

7. The importance of providing shopping facilities has also been appreciated by the Board and, in attempting to meet the needs of the residents of the Board's residential estates, schemes have been prepared to build 18 shops in the first instance on the Apapa Estate and 9 shops similarly on Suru Lere Rehousing Estate. The building of shops has not so far commenced but it is anticipated that the Board will be in a position to proceed with the Apapa shops during 1957-58.

8. During the year the Board, thanks to the co-operation of the Town Council and the bus operating companies, was able to ensure the commencement of a bus service to serve the Suru Lere Re-housing Estate.

9. With the rapidly increasing intake of population in the Suru Lere area, the need for community centres is a matter of urgency. The Federal Government proposes to provide a large community centre upon a site already agreed with the Board. This will take some considerable time, however, to materialise and, because of this, the Board has suggested to the Minister of Social Services that it should be allowed to proceed with a part of this scheme so that immediate facilities can be available for the new residents. The Board has made certain houses available for meetings to be held by residents, and in one case a house is temporarily in use as a mosque.

X PUBLIC RELATIONS

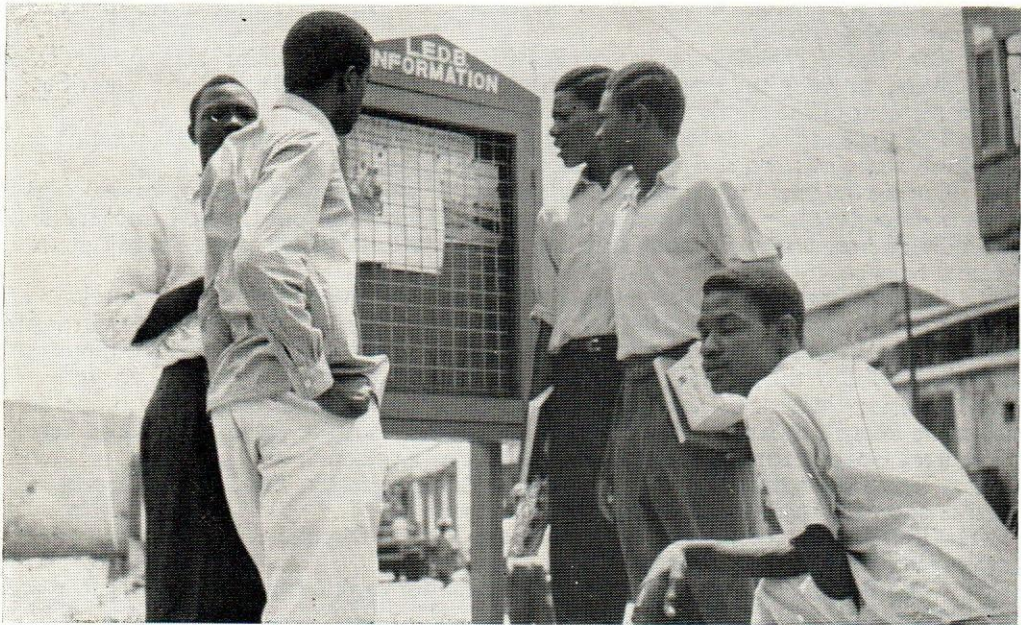
1. The importance of maintaining adequate and cordial public relations has been recognised and during the year considerable measures were taken to achieve this.
2. The Board's relationship with the public covers the important contact on planning control and the submission of plans for building and development, where the need to explain to and assist the public is most important, particularly with regard to the introduction of new methods of control such as the Suru Lere Town Planning Scheme, 1955.
3. The other important aspect is contact with persons affected by Board Schemes to ensure that the purpose of the Scheme and the effect on affected persons is understood.
4. A sound and cordial understanding has been maintained with public bodies such as the Town Council, recognised public associations such as the Chamber of Commerce and the various associations of residents affected by the Board's schemes, public service authorities and Government departments.



The Board's Information Office, Broad Street, Lagos.



Representatives of Central Lagos Residents with the Minister of Land, Mines & Power, and the Board's Chief Executive Officer, Mr. J. W. Henderson, outside the House of Representatives. (The Minister, Alhadji, The Hon. Muhammadu Ribadu, M.B.E., M.H.R., is seen second from left.)



Street Information Boards—one of the several media for bringing information home to the public.

5. An Information Office has been maintained in Central Lagos, principally to publicise the Lagos Central Planning Scheme, where a series of plans, models and pamphlets are available to the public and where normal inquiries can be handled.

6. Information boards have been erected in all sub-areas under the Lagos Central Planning Scheme and are to be erected throughout the Board's Housing Estates, in order that the persons affected by the schemes, or new residents, may have current information with regard to various matters affecting them in the carrying out of these schemes.

7. Talks have been given to various associations and films shown to Lagos registered architects, licensed surveyors and builders on planning control.

8. Close relationship has been maintained with the Press and the Board has appreciated the understanding and assistance received from all sections of the Press.

9. The Board's Information and Publicity Officer, Mr. A. B. Olumuyiwa, has carried out the duties relating to information, publicity and public relations.

XI FINANCE

1. The Board's source of funds is either capital grants or loans for major schemes out of which both scheme expenditure and Board operation costs are met. Revenue monies are obtained from ground rents, housing rents and miscellaneous fees.

2. The Board's operating costs (or general development expenses) are met by a percentage addition to the cost of land acquisition and capital works.

3. The cost of the Board's statutory town planning control responsibilities is met out of the percentage charged for administrative costs. The Board's Ordinance permits a rate to be precepted for this purpose and this aspect has been reviewed during the year and explored with the Federal Government with the decision that the present arrangements should continue.

4. Arrangements have been made to operate Deposit Accounts for those persons displaced by the Lagos Central Planning Scheme and who wish to have their compensation money placed on deposit against the re-purchase of sites after re-development.

5. A housing rent collection organisation has been set up during the year, whereby rents are collected from a site office on Suru Lere Estate. Rents collected during the year total £9,000.

6. The Board maintains separate Provident Funds for Senior and Junior staff respectively, whereby the employee contributes ten per cent and the Board contributes fifteen per cent of the employee's salary to the Fund.

7. The total capital expenditure during the year was £1,281,581. Total revenue expenditure was £234,400 and revenue income £147,439.

8. During the year the percentage for general development expenses on capital works amounted to £116,487 which exceeded the net expenditure on General Income and Expenditure Account by £15,000. This latter sum falls to be added to the Board's general revenue balance.

9. £21,612 from the Board's general revenue balance was expended on purchase of land and other capital assets during the year. This sum, together with £25,289 written off the Board's account with the Federal Government in respect of S. E. Ikoyi Development caused a net fall in the general revenue balance of approximately £32,000 to £29,378.

10. During the year the rate income from the Board's various estates and properties, either the Board's own properties (including reclaimed land) or those operated on behalf of Federal Government, is estimated to have been £55,000.

11. The Board's financial year ends at 31st March annually. The annual accounts and balance sheet for 1956-57 are attached to this report.

12. The Board's accounts are audited by the Federal Director of Audit whose certificate appears on the balance sheet.

13. The Board's estimates for 1957-58 provide for capital expenditure of £2,500,000 and revenue expenditure of £564,500.

14. The Board's Finance Officer is Mr. J. R. Newman, F.I.M.T.A.

LAGOS EXECUTIVE DEVELOPMENT BOARD

ANNUAL ACCOUNTS

AND

BALANCE SHEET

YEAR ENDED 31ST MARCH 1957

J. W. HENDERSON
Chief Executive Officer

J. R. NEWMAN
Finance Officer

Lagos
May, 1957

LAGOS EXECUTIVE

BALANCE SHEET

1956 £		£	s	d	£	s	d
	Capital Liabilities						
2,210,000	Loan debt per Capital Account				2,590,000	0	0
	Capital Provision						
65,000	Grants—Nigerian Government	944,000	0	0			
236,228	Other capital receipts per Capital Account	302,839	4	0	1,246,839	4	0
	Current Liabilities						
84,179	Sundry creditors				41,630	11	0
	Reserves						
43,480	Apapa Estate rents	81,464	8	6			
4,150	Pensions and gratuities	4,213	4	4			
142	Housing repairs	2,136	11	3	87,814	4	1
	Revenue Balances						
61,250	General Development Expenses Account	29,378	6	3			
217	Housing Revenue Accounts	5,365	7	5			
—	Apapa Estate Management Account	9,710	9	0	44,454	2	8
<u>£2,704,646</u>					<u>£4,010,738</u>	<u>1</u>	<u>9</u>

Audit Certificate

The above Balance Sheet has been examined under my direction in accordance with Section 65 (3) of the Lagos Town Planning Ordinance, Cap. 103. I have obtained all the information and explanations that I have required, and I certify as a result of this audit that, in my opinion, the Balance Sheet is correct and is in accordance with the books of account of the Board. Authority for certain items of excess expenditure has not yet been seen.

(Sgd.) J. E. BARKER

Director of Federal Audit

21st June, 1957

(I) GENERAL INCOME AND EXPENDITURE ACCOUNT

EXPENDITURE

1955/56
£

		£	s	d	£	s	d
1. Staff Expenses							
60,904	(a) Salaries and Wages	71,969	9	7			
1,387	(b) House etc. allowances	1,205	1	9			
4,230	(c) Pensions and gratuities	4,238	13	4			
6,695	(d) Provident Fund	9,058	9	2			
5,943	(e) Passages and transport	6,321	4	3			
844	(f) Children's allowances and passages	3,447	4	0			
4,043	(g) Transport allowances	6,216	2	10			
1,606	(h) Recruitment of staff	1,957	4	10			
11	(i) Training schemes	—					
—	(j) Medical fees	635	4	3	105,048	14	0
<u>85,663</u>							
2. Maintenance of Offices							
—	(a) Rent	552	14	8			
375	(b) Rates	451	10	0			
217	(c) Electricity	246	10	6			
992	(d) Maintenance of buildings and equipment	1,110	6	3			
670	(e) Depreciation	1,123	0	0	3,484	1	5
<u>2,254</u>							
3. Maintenance of Quarters							
648	(a) Rent	858	9	9			
1,848	(b) Rates	1,661	4	0			
4,284	(c) Maintenance of buildings and equipment	2,405	11	8			
3,367	(d) Depreciation	5,033	0	0	9,958	5	5
<u>10,147</u>							
4. Office Expenses							
1,534	(a) Stationery, books and postages	1,665	3	10			
1,887	(b) Drawing office requisites and repair of equipment	730	16	3			
191	(c) Legal charges	245	13	9			
561	(d) Other expenses	847	10	11	3,489	4	9
<u>4,173</u>							

DEVELOPMENT BOARD

YEAR ENDED 31st MARCH, 1957

INCOME

1955/56		£	s	d	£	s	d
	I. Sale of Land						
1,277	(a) Rent purchase agreement instalments	934	2	11			
1,497	(b) Other	3,247	17	7	4,182	0	6
<u>2,774</u>							
	2. Rents						
2,202	(a) Quarters	2,605	18	0			
2,246	(b) General	1,853	11	9	4,459	9	9
<u>4,448</u>							
	3. Interest						
855	(a) Investment	881	7	9			
292	(b) Advances	420	0	10			
597	(c) Rent purchase agreements	381	3	10	1,682	12	5
<u>1,744</u>							
	4. Fees						
1,123	(a) Survey	728	14	8			
3,349	(b) Estate management	5,565	4	1			
424	(c) General	8,004	17	3	14,298	16	0
<u>4,896</u>							

GENERAL INCOME AND EXPENDITURE ACCOUNT

EXPENDITURE

1955/56		£	s	d	£	s	d
	5. Transport						
475	(a) Running expenses	444	6	9			
230	(b) Depreciation	506	0	0	950	6	9
<u>705</u>							
	6. Special Surveys						
2,481	(a) South West Ikoyi	1,000	0	0			
<u>—</u>	(b) Victoria Island	6,303	17	7	7,303	17	7
<u>2,481</u>							
	7. Temporary Shops						
—	(a) Rates	400	0	0			
—	(b) Management charges	111	1	3			
—	(c) Surplus transferred to Ex-gratia Compensation Fund (Capital Account)	1,730	8	9	2,241	10	0
	8. Miscellaneous						
458	(a) Publicity	3,516	12	2			
1,180	(b) Survey fees	429	10	8			
61	(c) Hospitality	46	8	0			
150	(d) Audit fees	150	0	0			
287	(e) Advertising	108	7	0			
322	(f) Other expenses	69	14	4	4,320	12	2
<u>2,458</u>							
<u>£107,881</u>					<u>£136,796</u>	<u>12</u>	<u>1</u>

(2) GENERAL DEVELOPMENT EXPENSES

1955/56		£	s	d	£	s	d
105,435	Balance (deficit) at beginning of year						—
—	General development expenses overcharged on S.E. Ikoyi reclamation in 1954/55 written off				25,288	13	11
90,925	Net expenditure for year from General Income and Expenditure account				101,457	6	2
—	Contributions to capital expenditure				21,611	15	10
61,250	Balance (surplus) at end of year				29,378	6	3
<u>£257,610</u>					<u>£177,736</u>	<u>2</u>	<u>2</u>

(3) MANAGEMENT ACCOUNT

EXPENDITURE

1955/56 £		£	s	d
57,375	(1) Interest on loans	83,040	6	5
1,719	(2) Wages of patrolmen	270	14	10
2,751	(3) Maintenance of roads, drains etc.	2,231	5	3
3,330	(4) Management charges	5,003	5	9
105	(5) Other expenses	14	8	8
<u>64,280</u>		<u>90,560</u>	<u>0</u>	<u>11</u>
2,759	(6) Surplus for year carried down	9,710	9	0
<u>£67,039</u>		<u>£100,270</u>	<u>9</u>	<u>11</u>
79,769	Deficit at beginning of year brought forward	—		
—	Surplus at end of year carried forward	9,710	9	0
<u>£79,769</u>		<u>£9,710</u>	<u>9</u>	<u>0</u>

SURU LERE

(4) REVENUE ACCOUNT

1955/56 £		£	s	d
150	(1) Repairs Fund contribution	1,673	0	0
5	(2) Insurance	61	12	4
20	(3) Management charges	395	0	8
108	(4) Loss of rent—unoccupied houses	1,159	17	4
<u>283</u>		<u>3,289</u>	<u>10</u>	<u>4</u>
217	(5) Surplus for year carried down	5,800	9	10
<u>£500</u>		<u>£9,090</u>	<u>0</u>	<u>2</u>
217	Surplus at end of year carried forward	6,018	1	4
<u>£217</u>		<u>£6,018</u>	<u>1</u>	<u>4</u>

ESTATE**YEAR ENDED 31st MARCH, 1957****INCOME**

1955/56		£	s	d
£				
66,591	(1) Rents	100,180	5	3
448	(2) Other income	90	4	8
<u>£67,039</u>		<u>£100,270</u>	<u>9</u>	<u>11</u>
2,759	Surplus for year brought down	9,710	9	0
77,010	Deficit at end of year transferred to Capital Account	—		
<u>79,769</u>		<u>£9,710</u>	<u>9</u>	<u>0</u>

REHOUSING SCHEME**YEAR ENDED 31st MARCH, 1957**

1955/56		£	s	d
£				
500	Rents	9,090	0	2
<u>£500</u>		<u>£9,090</u>	<u>0</u>	<u>2</u>
217	Surplus at beginning of year	217	11	6
—	Surplus for year brought down	5,800	9	10
<u>217</u>		<u>£6,018</u>	<u>1</u>	<u>4</u>

EXPENDITURE

1955/56		£	s	d
£				
7	(1) Wages and materials	332	13	6
2	(2) Electricity	47	8	3
141	(3) Surplus for year carried down	1,292	18	3
<u>£150</u>		<u>£1,673</u>	<u>0</u>	<u>0</u>
141	Surplus at end of year carried forward	1,434	6	3
<u>£141</u>		<u>£1,434</u>	<u>6</u>	<u>3</u>

LAGOS HOUSING

REVENUE ACCOUNT

1955/56		£	s	d
£				
—	(1) Repairs Fund contribution	714	0	0
—	(2) Rates	350	0	0
—	(3) Insurance	28	15	6
—	(4) Selection of tenants	638	11	2
—	(5) Management charges	55	16	5
—	(6) Loss of rent—unoccupied houses	1,605	10	11
<u>—</u>		<u>£3,392</u>	<u>14</u>	<u>0</u>

REPAIRS FUND

1955/56		£	s	d
£				
—	Wages and materials	11	15	0
—	Surplus for year carried forward	702	5	0
<u>—</u>		<u>£714</u>	<u>0</u>	<u>0</u>

REHOUSING ESTATE (continued)

YEAR ENDED 31st MARCH, 1957

INCOME

1955/56 £		£	s	d
150	Contribution from Revenue account	1,673	0	0
<u>£150</u>		<u>£ 1,673</u>	<u>0</u>	<u>0</u>
141	Surplus at beginning of year	141	8	0
—	Surplus for year brought down	1,292	18	3
<u>£141</u>		<u>£ 1,434</u>	<u>6</u>	<u>3</u>

SCHEME, 1955

YEAR ENDED 31st MARCH, 1957

1955/56 £		£	s	d
—	Rents	2,738	5	1
—	Other income	1	15	0
—	Deficit at end of year carried forward	652	13	11
<u>—</u>		<u>£ 3,392</u>	<u>14</u>	<u>0</u>

YEAR ENDED 31st MARCH, 1957

1955/56 £		£	s	d
—	Contribution from Revenue Account	714	0	0
<u>—</u>		<u>£ 714</u>	<u>0</u>	<u>0</u>

CAPITAL ACCOUNT

Estimated total capital cost of projects started before 31:3:57 I	EXPENDITURE												
	Detail 2	At 1st April 1956 3			During this year						Total at 31st March 1957 6		
					Additions 4			Depreciation Sales etc. 5					
£		£	s	d	£	s	d	£	s	d	£	s	d
2,254,660	1. Apapa Estate												
	(1) Purchase of land	16,649	18	6	—			—			16,649	18	6
	(2) Reclamation	797,303	16	6	—			—			797,303	16	6
	(3) Site development	926,710	3	0	17,525	7	4	—			944,235	10	4
	(4) Deficit on Estate Management Account	77,009	18	1	—			—			77,009	18	1
	(5) General development expenses	216,334	4	9	2,190	13	5	—			218,524	18	2
		2,034,008	0	10	19,716	0	9	—			2,053,724	1	7
647,470	2. Suru Lere Rehousing Estate												
	(1) Purchase of land	7,896	0	1	3,976	15	8	—			11,872	15	9
	(2) Site development	50,604	15	2	12,628	3	9	—			63,232	18	11
	(3) Erection of houses	113,704	10	6	188,948	3	2	—			302,652	13	8
	(4) General development expenses	20,919	9	3	25,395	17	7	—			46,315	6	10
		193,124	15	0	230,949	0	2	—			424,073	15	2
276,600	3. Suru Lere Itire Road Estate												
	(1) Purchase of land	17,751	0	0	3,311	6	11	—			21,062	6	11
	(2) Site development	13,023	0	10	34,378	5	11	—			47,401	6	9
	(3) General development expenses	2,522	8	7	4,462	17	1	—			6,985	5	8
		33,296	9	5	42,152	9	11	—			75,448	19	4
1,096,170	4. Lagos Housing Scheme, 1955												
	(1) Purchase of land	10,924	1	5	26,029	17	1	—			36,953	18	6
	(2) Site development	35,700	0	0	70,908	5	6	—			106,608	5	6
	(3) Erection of houses	1,714	10	0	375,299	7	9	—			377,013	17	9
	(4) General development expenses	5,223	0	4	57,077	9	2	—			62,300	9	6
		53,561	11	9	529,314	19	6	—			582,876	11	3

INCOME

Detail	At 1st April 1956	During this year	Total at 31st March 1957
7	8	9	10
	£ s d	£ s d	£ s d
1. Apapa Estate			
Loans:			
Nigerian Government	600,000 0 0	—	600,000 0 0
Colonial Development Corporation	1,250,000 0 0	—	1,250,000 0 0
Sales of land and buildings:			
Government re-entry	207,149 13 9	12,072 5 0	219,221 18 9
Other	15,022 7 2	150 0 0	15,172 7 2
	2,072,172 0 11	12,222 5 0	2,084,394 5 11
2. Suru Lere Rehousing Estate			
Loan:			
Nigerian Government	200,000 0 0	440,000 0 0	640,000 0 0
	200,000 0 0	440,000 0 0	640,000 0 0
3. Suru Lere Itire Road Estate			
Sale of land	4,285 8 9	30,746 10 10	35,031 19 7
	4,285 8 9	30,746 10 10	35,031 19 7
4. Lagos Housing Scheme, 1955			
Grant:			
Nigerian Government	50,000 0 0	630,000 0 0	680,000 0 0
	50,000 0 0	630,000 0 0	680,000 0 0

CAPITAL ACCOUNT

Estimated total capital cost of projects started before 31:3:57 I	EXPENDITURE					
	Detail 2	At 1st April 1956 3	During this year			Total at 31st March 1957 6
			Additions 4		Depreciation Sales etc. 5	
£	£ s d	£ s d	£ s d	£ s d	£ s d	
3,100,000	5. Lagos Central Area Planning Scheme (1) Purchase of land (2) Purchase of buildings (3) Transport of affected person to Suru-Lere (4) Demolition of buildings (5) Site development (6) General development expenses	— — 325 4 5 59 1 8 — 47 18 4 <hr/> 432 4 5	135,152 15 5 90,461 2 1 1,809 12 2 1,107 3 5 10,189 16 5 12,919 0 5 <hr/> 251,639 9 11	— — — — — — <hr/> —	135,152 15 5 90,461 2 1 2,134 16 7 1,166 5 1 10,189 16 5 12,966 18 9 <hr/> 252,071 14 4	
200,000	(7) Ex-gratia Compensation Fund— (i) Compensation payments (ii) Erection of temporary shops (iii) General development expenses	— — — <hr/> —	21,105 2 6 10,897 19 4 1,362 4 11 <hr/> 33,365 6 9	— — — <hr/> —	21,105 2 6 10,897 19 4 1,362 4 11 <hr/> 33,365 6 9	
6,131	6. Suru Lere Service Industries Buildings (1) Erection of buildings (2) General development expenses	— — <hr/> —	5,450 0 0 681 0 0 <hr/> 6,131 0 0	— — <hr/> —	5,450 0 0 681 0 0 <hr/> 6,131 0 0	

INCOME

Detail 7	At 1st April 1956 8	During this year 9	Total at 31st March 1957 10
	£ s d	£ s d	£ s d
5. Lagos Central Area Planning Scheme			
Grant—			
Nigerian Government	60,000 0 0	110,000 0 0	170,000 0 0
Sale of salvaged materials	32 7 4	3,472 14 9	3,505 2 1
	60,032 7 4	113,472 14 9	173,505 2 1
Ex-gratia Compensation Fund			
Grant—			
Nigerian Government	—	59,000 0 0	59,000 0 0
Temporary shops—Surplus rents	—	1,730 8 9	1,730 8 9
	—	60,730 8 9	60,730 8 9
6. Suru Lere Service Industries Buildings			
Contributions from Board Revenue	—	6,131 0 0	6,131 0 0
	—	6,131 0 0	6,131 0 0

CAPITAL ACCOUNT

Estimated total capital cost of projects started before 31:3:57 I	EXPENDITURE				
	Detail	At 1st April 1956	During this year		Total at 31st March 1957
			Additions	Depreciation Sales etc.	
2	3	4	5	6	
£	£ s d	£ s d	£ s d	£ s d	£ s d
25,000	7. Suru Lere Neighbourhood Centre				
	(1) Purchase of land	—	2,575 16 9	—	2,575 16 9
	(2) General development expenses	—	128 15 10	—	128 15 10
		—	2,704 12 7	—	2,704 12 7
200,000	8. Suru Lere General Development				
	(1) Purchase of land	—	12,167 15 6	—	12,167 15 6
	(2) General development expenses	—	608 7 9	—	608 7 9
		—	12,776 3 3	—	12,776 3 3
30,000	9. Lagos Stadium				
	(1) Purchase of land	—	14,257 4 7	—	14,257 4 7
Not available	10. School Sites				
	(1) Purchase of land	—	11,634 18 4	—	11,634 18 4
	(2) General development expenses	—	581 14 11	—	581 14 11
		—	12,216 13 3	—	12,216 13 3
628,260	11. South East Ikoyi (Note 1)				
	(1) Reclamation	326,456 10 10	—	—	326,456 10 10
	(2) Site development	45,600 0 0	88,480 0 0	—	134,080 0 0
	(3) Direct expenditure	309 11 8	148 5 7	—	457 17 3
	(4) General development expenses	46,545 15 3	11,078 10 7	25,288 13 11	32,335 11 11
		418,911 17 9	99,706 16 2	25,288 13 11	493,330 0 0
Not available	12. General Land				
	(1) Non-Productive	1 0 0	—	—	1 0 0
	(2) Rent purchase agreements	7,484 4 4	—	4,032 19 6	3,451 4 10
	(3) Leased	8,468 19 4	323 8 8	—	8,792 8 0
		15,954 3 8	323 8 8	4,032 19 6	12,244 12 10

INCOME

Detail 7	At 1st April 1956 8	During this year 9	Total at 31st March 1957 10
	£ s d	£ s d	£ s d
7. Suru Lere Neighbourhood Centre			
Contributions from Board Revenue	—	2,704 12 7	2,704 12 7
	—	2,704 12 7	2,704 12 7
8. Suru Lere—General Development			
Contributions from Board Revenue	—	12,776 3 3	12,776 3 3
	—	12,776 3 3	12,776 3 3
9. Lagos Stadium			
Grant— Nigerian Government	15,000 0 0	—	15,000 0 0
10. School Sites			
Grant— Nigerian Government	—	20,000 0 0	20,000 0 0
	—	20,000 0 0	20,000 0 0
11. South East Ikoyi (Note 1)			
Payments direct to contractors by Nigerian Government	372,056 10 10	88,480 0 0	460,536 10 10
Charged to Nigerian Government	46,855 6 11	14,061 17 9 cr	32,793 9 2
	418,911 17 9	74,418 2 3	493,330 0 0
12. General Land			
Rent purchase agreements—Instalments	7,484 4 4	4,032 19 6	3,451 4 10
	7,484 4 4	4,032 19 6	3,451 4 10

CAPITAL ACCOUNT

Estimated total capital cost of projects started before 31:3:57 I	EXPENDITURE					
	Detail 2	At 1st April 1956 3	During this year			Total at 31st March 1957 6
			Additions 4	Depreciation Sales etc. 5		
147,000	13. Staff Quarters	£ s d	£ s d	£ s d	£ s d	
	(1) Purchase of land	10,000 0 0	—	—	10,000 0 0	
	(2) Erection of buildings	87,854 0 4	19,390 8 10	4,562 0 0	102,682 9 2	
	(3) Furniture and equipment	2,344 15 6	3,837 16 2	471 0 0	5,711 11 8	
		100,198 15 10	23,228 5 0	5,033 0 0	118,394 0 10	
121,360	14. Offices					
	(1) Purchase of land	—	150 0 0	—	150 0 0	
	(2) Erection of buildings	15,022 12 11	1,470 0 11	785 0 0	15,707 13 10	
	(3) Furniture equipment	1,690 13 7	619 8 10	338 0 0	1,972 2 5	
		16,713 6 6	2,239 9 9	1,123 0 0	17,829 16 3	
Not available	15. Motor Vehicle	899 0 0	860 0 0	611 0 0	1,148 0 0	
£8,727,181	16. Total	2,867,100 5 2	£ 1,281,581 0 3	£ 36,088 13 3	4,112,592 12 0	
	<i>deduct</i> S.E. Ikoyi (Item 11)	418,911 17 9			493,330 0 0	
	17. Board Expenditure	2,448,188 7 5			3,619,262 12 0	
	18. Capital Balance Cash in hand	63,040 0 11			217,576 12 0	
		£ 2,511,228 8 4			£ 3,836,839 4 0	

NOTE (1)

Item 11 "South East Ikoyi" is being carried out by the board as agents of Government who pay the contractors direct. The expenditure involved is included at Item 11 for statistical purposes only and is deducted from Item 16 to obtain the figures taken into the Balance Sheet Item 17.

YEAR ENDED 31st MARCH 1957 (Continued)

INCOME

Detail 7	At 1st April 1956 8	During this year 9	Total at 31st March 1957 10
	£ s d	£ s d	£ s d
13. General Purposes			
Loan:			
Nigerian Government	100,000 0 0	—	100,000 0 0
Contributions from Board Revenue	2,254 7 0	860 0 0	3,114 7 0
	102,254 7 0	860 0 0	103,114 7 0
14. Total	2,930,140 6 1	1,400,028 17 11	4,330,169 4 0
Deduct S.E. Ikoyi (Item 11)	418,911 17 9		493,330 0 0
	£ 2,511,228 8 4		£ 3,836,839 4 0

NOTE (2)

The sources from which Capital monies have been obtained are:—

	£ s d	£ s d
LOANS		
Nigerian Government	1,340,000 0 0	
Colonial Development Corporation	1,250,000 0 0	2,590,000 0 0
GRANTS		
Nigerian Government		944,000 0 0
OTHER SOURCES		
Sales of land, buildings etc.	278,113 1 2	
L.E.D.B. contributions	24,726 2 10	302,839 4 0
TOTAL Agreeing with column 10 above		£ 3,836,839 4 0

