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C O N T E N T

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E.S.L.N. 17 of 1996 ó Rent Control (Maximum Rents) Order 1996
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Supplement to Edo State of Nigeria Gazette No. 32 Vol. 6 of 11th July, 1996 – Part B

E. S. L. N. 17 of 1996

RENT CONTROL AND RECOVERY OF RESIDENTIAL PREMISES EDICT, 1977

Rent Control (Maximum Rents) Order 1996

Date of Commencement: 1st July, 1996

In exercise of the powers conferred by sub-section (2) of Section 3 of the Rent Control and Recovery of Residential Premises Edict 1977 and by virtue of all other laws enabling him in that behalf, the Military Administrator of Edo State of Nigeria hereby makes the following Order:

1. This Order may be cited as the Rent Control (Maximum Rents) Order, 1996.
Short Title.
2. The Maximum Rents payable per month in respect of the types of accommodation Prescribed categorised in the schedule hereto shall be as specified in the Tables set out in the said rents payable.
schedule.
3. For the avoidance of doubt, it is hereby declared that the rents fixed under this Order Prescribed shall be the maximum rents payable in respect of the types of accommodation to which this rents as maxi- Order relates.
mum rents.
4. The rent for any type of residential building not specified in the Tables in the Schedule Negotiable hereto shall be subject to negotiation between the landlord and the tenant.
rents.

5. The Rent control (Maximum Rents) Order 1979 is hereby repealed but without prejudice to the validity of anything previously done or caused to be done thereunder. B.S.L.N 19 of 1979.

SCHEDULE

1. The Schedule shall apply throughout the State.
2. In this Schedule, the following expressions shall have the meanings hereby assigned to them respectively.

A – ZONES

The Urban Areas, Township Areas or Local Government Headquarters in the State are classified into the following Zones:

ZONE 1 ó All the areas of Benin City

ZONE 2 - Auchi, Jattu, Uromi and Ekpoma.
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A – ZONE ó Continued

ZONE 3 ó All other administrative headquarters in the State *i.e.* Abudu, Afuze, Igarra, Iguobazuwa, Irrua, Ehor, Agenebode, Okada, Ubiaja and Sabongidda-Ora.

ZONE 4 ó Other Towns and villages in the State not mentioned above.

B – TYPES OF ACCOMMODATION

1. S.1 Means a Single room accommodation.
S.2 Means a single bedroom sitter with one kitchen, toilet and a bath.
S.3 Means a single bedroom standard flat.
S.4 Means a two bedroom standard flat or out houses with 2 bedrooms.
S.5 Means a three bedroom standard flat and includes a chalet with three bedrooms.
S.6 Means a four or more bedroom standard flat with two flush toilets
S.7 Means a whole house including a maisonnette consisting of at least three bedrooms and a boys' quarters and a garage for single family occupation and for the purpose of this Order a whole house which has no boys' quarters or garage shall be deemed to be a standard flat of equal number of rooms.
2. "FLAT" means an accommodation with a sitting-dinning room and one or more standard bedrooms, containing at least a kitchen, bath and toilet intended for the exclusive use of the tenant or occupier.

3. "HOUSING ESTATE" means a housing estate with layout and plans duly approved as a housing estate by the appropriate planning authority and having its own estate services and roads administered by the estate owner.

4. "MAISONNETTE" means a detached self-contained whole house intended for a single family, with service facilities including sitting-dinning, kitchen, toilet and bath on the ground floor and bedrooms on the top floor.

5. "TENEMENT BUILDING" means a house made up of rooms and in some cases with common corridor.

6. "FLATLET" means an accommodation with an enlarged room serving as sitting-dinning and one or more rooms serving as bedrooms intended for one tenant but whose toilet and kitchen facilities could be reached through a corridor whether or not such facilities are shared with other tenants.

C – DENSITY AREA

1. A "Low density Area" means an area where the size of the developed plots is predominantly not less than 1,500 to 2,000 square meters in area, *i.e.* 60.96m x 30.48m (200 x 100) and such a plot shall not contain more than one whole dwelling house.

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C – DENSITY AREA *ó continued*

Should the number of dwelling units on a plot be more than one, the rents on such units shall correspondingly reduced by 10 per cent. For the purpose of this paragraph "Low density areas" shall include the Government reservation Areas in the State.

2. A "Medium Density Area" means an area where the size of developed plots is predominantly not less than 800 to 1,000 square metres in area, *i.e.* 30.48 x 30.48m (100 x 100) and each plot contain not more than one dwelling house. Where the house is made up of flats or flatlets, the maximum number of flats or flatlets to command the rents prescribed in this order shall be two. In the event of the number of flats or rooms erected on the plot being more than this prescribed number (*i.e.* in over-built cases) the rents payable per flat/flatlet shall be reduced by 10 per cent. Similarly for under building a plot such as having a building in a plot of 1,500 to 2,000 square metres, in a medium density area, the rent per flat/flatlet shall be increased by 10 per cent.

3. A "High Density Area" means an area where the size of developed plots is predominantly not larger than 400 to 500 square metres in area, *i.e.* 30.48m x 15.24m (100 x 50) irrespective of whether or not all the plots have been developed and is so designated by the appropriate authority. Only one house is expected to be erected on such a plot. Where the

house is a tenement building the maximum number of rooms to command the prescribed rents shall be twelve. In the event of the number of flats or rooms erected on the plot being more than this prescribed number (*i.e.* in over-built cases) the rents payable per flat, flatlet or room in such a case shall be reduced by 10 per cent.

Similarly, for under-building a plot such as having a house on an area of 800 ó 1,000 square metres containing two flats/flatlets or twelve rooms (for tenement type of house) in a high density area that rent per flat/flatlet or the room shall be increased by 10 per cent.

D – CATEGORIES OF BUILDINGS

1. Category $\text{A}\emptyset$ means any building with concrete blocks and/or bricks, well rendered and having -

- (i) Standard dimension rooms not less than 13.4 square metres
- (ii) Water supply;
- (iii) Electricity;
- (iv) Flush toilet;
- (v) Terrazzo floor or marble floor;
- (vi) Built-in wardrobes;
- (vii) Bathroom with bath tub, water heater and shower;
- (viii) Kitchen with sink and drain board, and a pantry;
- (ix) Good roofing material;
- (x) Mosquito netting;
- (xi) Sliding or critical ó hope doors to the front entrance;
- (xii) Built-in garage;
- (xiii) Water heater in the kitchen;
- (xiv) Pelments for all windows and doors;
- (xv) Burglar proof to the windows;
- (xvi) Security fencing;
- (xvii) Overhead water tank;
- (xviii) Lock-up garage;
- (xix) Boysø quarters;

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D – CATEGORIES OF BUILDING ó *continued*

2. Category $\text{B}\emptyset$ means any building with concrete blocks, bricks or mud, well rendered and having -

- (i) Standard dimension rooms not less than 13.4 square metres.
- (ii) Water supply;
- (iii) Electricity;
- (iv) Flush toilet;
- (v) Terrazzo floor or PVC tile floor;
- (vi) Built-in wardrobes in the bedrooms;
- (vii) Bathroom with shower;
- (viii) Kitchen;
- (ix) Good roofing material;
- (x) Lock-up garage;
- (xi) Boysø quarter.

<i>Type</i>	<i>Description</i>	₦	₦	₦	₦	₦	₦
S.1 Single room	-	200	210	180	210	180	160
S.2 Single bedroom sitter	-	300	280	250	280	250	230
S.3 One bedroom flat	-	400	350	300	350	300	250
S.4 Two bedroom flat	-	500	450	400	450	400	350
S.5 Three bedroom flat	-	750	700	650	700	650	600
S.6 Four bedroom flat	-	1,000	950	900	950	900	850
S.7 Maisonnette or	3 bedroom	2,000	1,950	1,900	1,950	1,900	1,850
whole house	4 bedroom	2,500	2,400	2,350	2,400	2,350	2,300
	5 bedroom	3,500	3,450	3,400	3,450	3,400	3,350

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TABLE 4
ZONE 2 – LOW DENSITY

<i>Type</i>	<i>Description</i>	AX	AY	AZ	BX	BY	BZ
S.1 Single room	-	-	-	-	-	-	-
S.2 Single bedroom sitter	-	-	-	-	-	-	-
S.3 One bedroom flat	-	-	-	-	-	-	-
S.4 Two bedroom flat	-	700	650	600	650	600	550
S.5 Three bedroom flat	-	950	900	850	900	850	800
S.6 Four bedroom flat	-	1,250	1,200	1,150	1,200	1,150	1,100
S.7 Maisonnette or	3 bedroom	2,400	2,350	2,300	2,350	2,300	2,250
whole house	4 bedroom	2,800	2,750	2,700	2,750	2,700	2,650
	5 bedroom	3,200	3,150	3,100	3,150	3,100	3,050

TABLE 5

ZONE 2 – MEDIUM DENSITY

CX	CY	CZ		AX	AY	AZ	BX	BY	BZ
<i>Type</i>			<i>Description</i>	₦	₦	₦	₦	₦	₦
₦	₦	₦							
S.1	Single room	..	-	150	140	130	140	130	120
-	-	-							
S.2	Single bedroom sitter		-	210	200	190	200	190	180
-	-	-							
S.3	One bedroom flat		-	300	280	260	280	260	240
-	-	-							
S.4	Two bedroom flat		-	450	400	350	400	350	300
-	-	-							
S.5	Three bedroom flat		-	700	650	600	650	600	550
-	-	-							
S.6	Four bedroom flat		-	900	850	800	850	800	750
-	-	-							
S.7	Maisonnette or		3 bedroom	1,800	1,750	1,700	1,750	1,700	1,650
-	-	-							
	whole house		4 bedroom	2,400	2,350	2,300	2,350	2,300	2,250
-	-	-							
			5 bedroom	3,000	2,950	2,900	2,950	2,900	2,850
-	-	-							

TABLE 6
ZONE 2 – HIGH DENSITY

CX	CY	CZ		AX	AY	AZ	BX	BY	BZ
<i>Type</i>			<i>Description</i>	₦	₦	₦	₦	₦	₦
₦	₦	₦							
S.1	Single room	..	-	120	110	100	110	100	90
90	80	60							
S.2	Single bedroom sitter		-	180	170	160	170	160	150
150	140	130							
S.3	One bedroom flat		-	240	220	200	220	200	180
180	160	140							
S.4	Two bedroom flat		-	300	250	200	250	200	150
150	100	50							
S.5	Three bedroom flat		-	450	400	350	400	350	300
300	250	200							
S.6	Four bedroom flat		-	600	550	500	550	500	450
430	400	370							
S.7	Maisonnette or		3 bedroom	1,200	1,150	1,100	1,150	1,100	1,050
1,000	970	950							
	whole house		4 bedroom	1,500	1,450	1,400	1,450	1,400	1,370
1,250	1,230	1,200							

1,850 1,800 1,750 5 bedroom 2,100 2,050 2,000 2,050 2,000 1,900

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TABLE 7
ZONE 3 – LOW DENSITY

<i>Type</i>	<i>Description</i>	CX	AX	AY	AZ	BX	BY	BZ
<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>
S.1 Single room	-	-	-	-	-	-	-	-
S.2 Single bedroom sitter	-	-	-	-	-	-	-	-
S.3 One bedroom flat	-	-	-	-	-	-	-	-
S.4 Two bedroom flat	-	600	550	500	550	500	450	
S.5 Three bedroom flat	-	800	750	700	750	700	650	
S.6 Four bedroom flat	-	1,000	950	900	950	900	850	
S.7 Maisonnette or	3 bedroom	2,000	1,950	1,900	1,950	1,900	1,850	
whole house	4 bedroom	2,400	2,350	2,300	2,350	2,300	2,250	
	5 bedroom	2,700	2,650	2,600	2,650	2,600	2,550	

TABLE 8
ZONE 3 – MEDIUM DENSITY

<i>Type</i>	<i>Description</i>	CX	AX	AY	AZ	BX	BY	BZ
<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>	<i>₱</i>
S.1 Single room	-	125	115	105	115	105	95	
S.2 Single bedroom sitter	-	150	140	130	140	130	120	
S.3 One bedroom flat	-	250	230	210	230	210	190	

S.1 Single room ..	-	60	55	50	55	50	45
40 35 30							
S.2 Single bedroom sitter	-	75	70	65	70	65	60
55 50 45							
S.3 One bedroom flat	-	120	110	100	110	100	90
80 70 60							
S.4 Two bedroom flat	-	170	150	130	150	130	110
100 90 80							
S.5 Three bedroom flat	-	250	220	190	220	190	160
140 120 100							
S.6 Four bedroom flat	-	350	300	250	300	250	200
150 100 120							
S.7 Maisonnette or	3 bedroom	750	700	650	700	650	600
550 520 500							
whole house	4 bedroom	1,000	950	900	950	900	850
830 800 770							
	5 bedroom	1,200	1,150	1,100	1,150	1,100	1,050
1,020 1,000 970							

TABLE 11
ZONE 4 – HIGH DENSITY

CX	CY	CZ		AX	AY	AZ	BX	BY	BZ
<i>Type</i>			<i>Description</i>	₦	₦	₦	₦	₦	₦
₦	₦	₦							
S.1 Single room ..	-	50	45	40	45	40	35		
30 25 20									
S.2 Single bedroom sitter	-	100	95	90	95	90	85		
80 95 90									
S.3 One bedroom flat	-	100	90	80	90	80	70		
65 60 55									
S.4 Two bedroom flat	-	120	110	100	110	100	90		
80 70 40									
S.5 Three bedroom flat	-	170	140	110	140	110	80		
50 40 30									
S.6 Four bedroom flat	-	250	200	150	200	150	100		
80 60 40									
S.7 Maisonnette or	3 bedroom	500	450	490	450	490	350		
330 310 290									
whole house	4 bedroom	600	550	500	550	500	450		
430 410 390									
	5 bedroom	800	750	700	750	700	650		
630 620 600									

MADE at Benin City this 5th day of July, 1996.

**COLONEL
BASSEY ASUQUO,**
*Military
Administrator,
Edo State of
Nigeria*