



THE GOVERNMENT OF KADUNA STATE

Kaduna State Investment Promotion Agency (KADIPA)

Development of Affordable Housing Schemes in Kaduna State

REQUEST FOR EXPRESSION OF INTEREST

The Kaduna State Government (KDSG) seeks to further reduce the affordable housing deficit in the state by creating an enabling environment for real estate developers in the housing sector. In furtherance of this goal, the KDSG plans to provide primary infrastructure in new layouts within the next 18 months, whilst private developers will provide the secondary and other infrastructure. This is in line with the State Development Plan (SDP 2016-2020), which seeks to provide 20,000 housing units within four years.

The proposed scheme is planned to be spread in the three urban centres of the State: Kaduna (11 locations), Kafanchan (3 locations) and Zaria (5 locations), within the Public-Private Partnership framework of the State. This entails KDSG contributing land at market value, while the developer will be responsible for all costs of development and sale of the houses.

Pursuant to paragraphs 1 and 2 above, the KDSG hereby invites capable and qualified developers to implement affordable housing schemes in the following lots:

Lot	LOCATION	SIZE (HECTARES)	TYPE OF DEVELOPMENT/ DENSITY
Lot 1a	Along Airport Road after NDA	10	Medium
Lot 1b	Along Airport Road after NDA	10	Medium
Lot 1c	Along Airport Road after NDA	10	Medium
Lot 1d	Around New Railway Station – Rigasa Extension	10	Medium
Lot 2a	Around New Railway Station – Rigasa Extension	10	Low
Lot 2b	Around New Railway Station – Rigasa Extension	10	Low
Lot 3a	Along Patrick Yakowa Way – Kamazou	10	Low
Lot 3b	Along Eastern Bye-Pass – Kakura	10	Low
Lot 4a	Along Eastern Bye-Pass – Rigachukun	10	Low
Lot 4b	Along Kaduna – Zaria Express Way – Barakallahu, Opposite NTI	10	Low
Lot 4c	At 3rd District, Millennium City Layout	10	Low
Lot 4d	Along Sir Patrick Yakowa way, Kamazou	10	Medium (Essential Housing)
Lot 5 - Kafanchan			
Lot 5a	Along Kafanchan – Kagoro Road	10	Low
Lot 5b	Along Kafanchan – Kagoro Road	10	Low
Lot 5c	Kafanchan	10	Low
Lot 6 - Zaria			
Lot 6a	Along Kaduna – Zaria Express Way, before Nuhu Bamalli Polytechnic	10	Low
Lot 6b	Nagoyi	10	Low
Lot 6c	Nagoyi	10	Low
Lot 7a	Yankarfe, Behind KSDPC Housing	10	Low
Lot 7b	Yankarfe, Behind KSDPC Housing	10	Low

The lots have been mapped out bearing in mind proximity to primary infrastructure and transportation nodes. It is expected that this will enhance viability by increasing attractiveness to potential off-takers.

Developers with innovative, sustainable and cost-effective housing delivery methods will receive preferential consideration.

Relevant site layouts to facilitate site identification and the preparation of feasibility studies by the developer are available from the Kaduna Investment Promotion Agency (KADIPA) at Government House (Sir Kashim Ibrahim House), Kaduna.

The developer must provide evidence of the requisite technical competence as well as verifiable track record of delivering similar projects in a timely and cost-effective manner.

REQUIRED EOI SUBMISSIONS

The required Submissions shall include the following:

- a. Full name of the company or consortium giving details of the consortium members and evidence of registration including certified true copies of Certificate of Incorporation, Memorandum and Articles of Association, Form CO2 and CO7.
- b. Profile of company including biodata of shareholders and directors.
- c. Evidence of partnership agreement in case of a consortium.
- d. Evidence of track record of handling similar projects (completed and ongoing) **including detailed description and analysis of such projects.**
- e. Feasibility study for the proposed affordable housing scheme in the specific lot of interest.
- f. Evidence of Tax Clearance Certificates for 2013, 2014, 2015 from the Federal Inland Revenue Services (FIRS) and evidence of payment of Personal Income Tax to the relevant State Tax Authority.
- g. Evidence of VAT registration and Tax Identification Number.
- h. Submission of Audited Accounts for the last three years (2013, 2014 & 2015).
- i. Evidence of registration of business premises with the Kaduna State Ministry of Commerce, Industry and Tourism.
- j. Evidence of financial capability
- k. Certified Bank Draft of N 250,000.00 per lot made payable to KADUNA STATE GOVERNMENT
- l. Biodata and qualifications of key management staff such as – ARCON, COREN, QSRBN, CORBON and other related professional bodies.

FURTHER INFORMATION

The EOI submissions shall be made in six (6) copies (one original and five copies) in a sealed envelope clearly marked "EXPRESSION OF INTEREST FOR AFFORDABLE HOUSING DEVELOPMENT IN LOT-X (Where "X" is the lot number).

The Submissions shall be delivered not later than 12:00 Noon Nigerian time on the 13th September, 2016 to the address below:

**The Executive Secretary,
Kaduna Investment Promotion Agency (KADIPA),
Sir Kashim Ibrahim House,
Kaduna State.**

All EOI submissions will be opened immediately after the deadline in the above stated office, on the closing date, in the presence of all interested firms that choose to attend.

Please note that:

- a. Only shortlisted firms will be invited for further consideration.
- b. Late submissions shall be rejected.
- c. This advertisement shall not be construed as a commitment on the part of the KDSG to contract any company nor shall it entitle any firm submitting documents to claim any indemnity.
- d. The KDSG reserves the right to take final decision on any of the submissions received.
- e. Submission through email or fax will not be accepted.
- f. All submissions must be made in the English Language.
- g. Interested applicants may obtain further information at the above address between 8am and 4pm from Mondays to Fridays (Except public holidays) or send an email to info@kadipa.kdsg.gov.ng

Signed

**Executive Secretary,
Kaduna Investment Promotion Agency (KADIPA)**