



**FEDERAL CAPITAL TERRITORY ADMINISTRATION
DEPARTMENT OF LAND ADMINISTRATION**

4, Peace Drive, Central Area, Abuja

PUBLIC NOTICE

**IMPLEMENTATION OF REVIEWED TERMS AND CONDITIONS OF GRANT OF
STATUTORY RIGHT OF OCCUPANCY**

This is to inform the general public that the Minister of Federal Capital Territory has approved a review of the Terms and Conditions of grant of Statutory Right of Occupancy in the FCT. The new Terms and Conditions which will take effect from the 21st day of April 2025, include the following:

- 1) Offer of Statutory Right of Occupancy will be made to successful applicants for land in the FCT.
- 2) The Offer of the Statutory Right of Occupancy shall be accepted by:
 - a) Collecting the said Letter of Offer and the accompanying Statutory Right of Occupancy (R-of-O)/Certificate of Occupancy (C-of-O) bill;
 - b) Making full payments of all bills, fees, rents and charges therein prescribed; and
 - c) Submitting a duly completed Letter of Acceptance alongside evidence of payments.
- 3) Successful applicants must comply with 2 (a), (b) and (c) within Twenty-One (21) days from the date of the Offer.

The Offer of Statutory Right of Occupancy made to any applicant shall lapse if 2 (a), (b) and (c) above are not complied with within TWENTY-ONE (21) DAYS from the date of the Offer.

Also note that any R-of-O/C-of-O bills and/or other payments made outside the stipulated TWENTY-ONE (21) DAYS will be INVALID.

Under the new Terms and Conditions for grant of land in the FCT, allottees would now be allowed a time period of two (2) years to develop the land so granted.

The FCT Administration wishes to use this medium to draw the attention of prospective allottees and the general public to the reviewed Terms and Conditions of grant of Statutory Right of Occupancy in the FCT, for guidance and compliance.

**SIGNED:
FEDERAL CAPITAL TERRITORY ADMINISTRATION**



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PUBLIC NOTICE

COMMENCEMENT OF ISSUANCE OF TITLES TO THE BUYERS/BENEFICIARIES OF PROPERTIES IN MASS HOUSING ESTATES

This is to notify the general public, particularly Subscribers under the Mass Housing programmes that the Minister of Federal Capital Territory has approved the commencement of issuance of titles on landed properties purchased by individuals and organisations in the various mass housing estates in the FCT. The exercise is scheduled to commence on the 21st day of April 2025.

Accordingly, all Mass Housing Developers are requested to submit, to the Department of Land Administration, FCTA, applications for issuance of titles over properties within their estates. The applications shall be accompanied by the following documents:

- a. Document of grant of land (Right of Occupancy / Letter of Intent, etc.);
- b. Approved Land Use and Site Development plans;
- c. Approved building plans and Letter of Conveyance of building plan approval;
- d. As-built survey of the mass housing developments, signed and sealed by a registered surveyor;
- e. Survey data of all the individual plots;
- f. List of beneficiaries indicating each beneficiary's house type, house address, plot particulars, Land Application file number, etc.;
- g. Duly executed Development Lease Agreement;
- h. Compensation payment certificate, where applicable;
- i. Evidence of payments of all prescribed fees; and
- j. Soft copies of documents (a), (b), (d), (e) and (f) above.

Please note that only applications with complete documentations and requirements will be processed. Additional documents may also be required in the course of processing if the Authority deems it necessary.

**SIGNED:
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PUBLIC NOTICE

RE-COMMENCEMENT OF REGULARISATION OF AREA COUNCIL LAND DOCUMENTS

This is to notify the general public, particularly holders of Area Council land documents that the Minister of Federal Capital Territory has approved the recommencement of regularisation of Area Council land documents into FCT statutory land titles. The exercise is scheduled to commence on the 21st day of April 2025.

Holders of Area Council land documents who have submitted their documents for regularisation are by this notice being informed that, all successfully vetted and regularised titles will be issued with an Offer of Statutory Right of Occupancy by the Honourable Minister of FCT.

Please note that the successful applicants shall comply with **ALL** of the following within **SIXTY (60) DAYS** from the date of the Offer of the Statutory Right of Occupancy:

- 1) Collect the said Letter of Offer and the accompanying Statutory Right of Occupancy (R-of-O)/Certificate of Occupancy (C-of-O) bill;
- 2) Make full payments of all bills, fees, rents and charges therein prescribed; and
- 3) Submit a duly completed Letter of Acceptance alongside evidence of payments.

The Offer of the Statutory Right of Occupancy shall lapse if (1), (2) and (3) above are not complied with within SIXTY (60) DAYS from the date of the Offer.

Also note that any R-of-O/C-of-O bills and/or other payments made outside the stipulated SIXTY (60) DAYS will be INVALID.

The FCT Administration wishes to clarify that this notice is NOT a call for new submissions/applications for regularisation of Area Council land documents.

**SIGNED:
FEDERAL CAPITAL TERRITORY ADMINISTRATION**