

LAGOS STATE GOVERNMENT



LAGOS STATE BUILDING CONTROL AGENCY (LASBCA)

LAGOS STATE BUILDING CONTROL AGENCY IFAKO IJAIYE DISTRICT

COMPENDIUM ON ONGOING CONSTRUCTION ABANDONED AND VACANT PLOT IN IFAKO IJAIYE LOCAL GOVERNMENT AREA

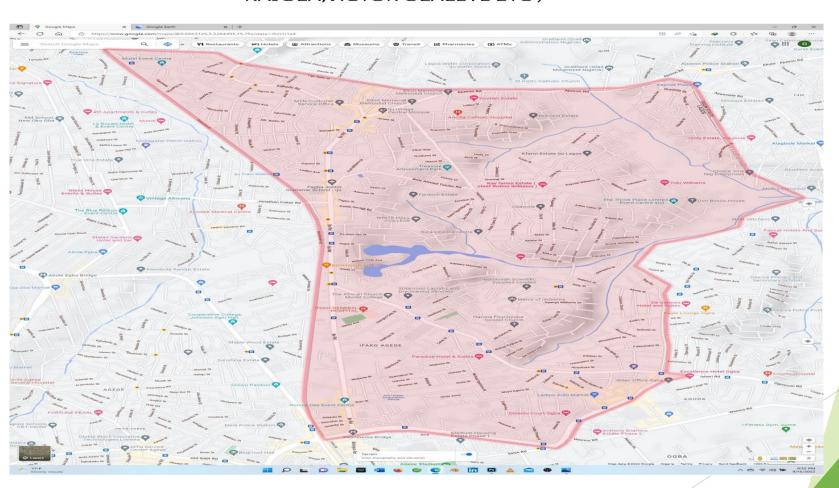
PREPARED BY

BLDR. GBAYE FLORENCE SUPERVISING DIRECTOR IFAKO IJAIYE DISTRICT 13TH OCTOBER, 2022.

IFAKO-IJAIYE COVERAGE AREA

COVERAGE AREA IN RED: IFAKO IJAIYE DISTRICT

(IJU ISHAGA, AGBADO, HARUNA, COLLEGE,AJUWON KAJOLA,VICTOR OLALEYE ETC)



LIST OF OFFICERS

S/No.	NAME	DESIGNATION	GRADE LEVEL
1.	BLDR. GBAYE FLORENCE	ASSISTANT DIRECTOR (BUILDING)	15
2.	ADERIBIGBE OLUSOLA JULIUS	SENIOR ARCHITECT	10
3.	ONI OPEYEMI YINKA	SENIOR CIVIL ENGINEER	10
4.	TIJANI RASHIDAT GBOGBOLOMO	SENIOR CIVIL ENGINEER	10
5.	OBADOFIN EBENEZER	SENIOR CIVIL ENGINEER	10
6.	TIJANI ADEKUNLE ABDUL AZEEZ	SENIOR CIVIL ENGINEER	10

COVERAGE AREA

- Yaya Abatan Road
- Iju Ajuwon Road
- Oba Ogunji Road
- Ajayi Road
- Agbado Road
- Ijaiye Road
- Ogba

COMPENDIUM OF STRUCTURES UNDER CONSTRUCTION IN IFAKO IJAIYE

- COMPENDIUM OF STRUCTURES UNDERGOING STAGE INSPECTION AND CERTIFICATION
- COMPENDIUM OF CONTRAVENTION AND SEALED SITE
- COMPENDIUM OF STRUCTURES UNDERGOING RENOVATION AND REMODELLING
- COMPENDIUM OF STRUCTURES RECOMMENDED FOR CERTIFICATE OF COMPLETION AND FITNESS FOR HABITATION

COMPENDIUM OF STRUCTURES UNDERGOING STAGE INSPECTION AND CERTIFICATION







Property Along Olutayo Olukoga Street, Obawole, Ifako Ijaiye

- > No. of Floors: Two (2) Floors
- Planning Permit: DCB/388/PROV/AG
- Authorization: LASBCA/IFK21/SC020
- > Green Sticker: NIL
- Stage of Work: first suspended floor rebar arrangement
- Description of Property: Residential





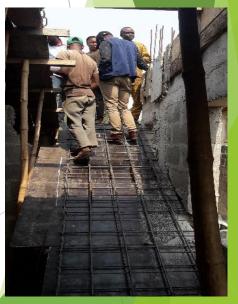




SETTING OUT --- EXCAVATION – BLINDING --- REBAR PLACEMENT –CASTING FOR PAD FOUNDATION







SLAB REBAR – COLUMNS FORMWORKS --- STAGE INSPECTION





PROPERTY ALONG TOLULOPE STREET, OFF ADEBAYO STREET, OFF AGBADO ROAD, IJU ISHAGA, IFAKO IJAIYE

- No. of Floors: Two (2) Floors
- Planning Permit: DCB576/PROV/AG
- Authorization No: LASBCA/IFK21/SC036
- Green Sticker No: NIL
- Stage of Work: first suspended floor rebar arrangement.
- Description of Property: Residential





SLAB REBAR --- STAGE INSPECTION





PROPERTY ALONG KAYODE WILLIAMS ROAD, KAYFARMS ESTATE, IJU STATION, IFAKO

➤ No. of Floors: Two (2) Floors

➤ Planning Permit: DCB/444/PROV/AG

> Authorization: LASBCA/IFK21/SC053

➤ Green Sticker: NIL

> Stage of Work: Foundation Completed.

➤ Description of Property: Residential



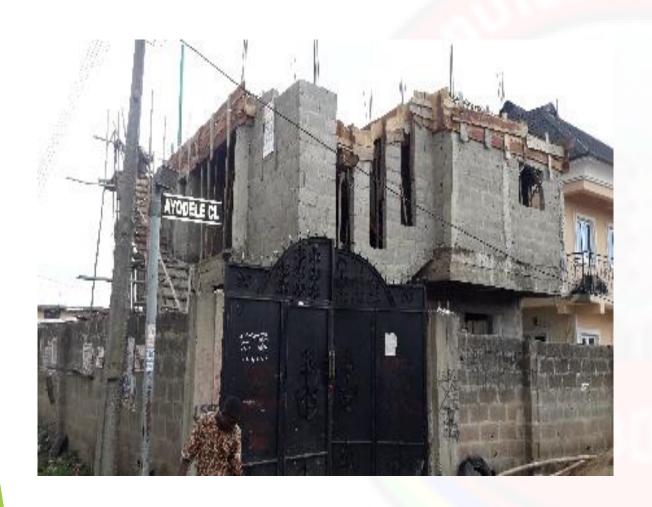
Property at No 6, Asabi Taiwo Street, off Kajola Road, Obawole, Ifako Ijaiye

- ➤ No. of Floors: Two (2) Floors
- ➤ Planning Permit: DCB/143/PROV/IFJ
- > Authorization: LASBCA/IFK21/SC024
- Green Sticker: LASBCA/IKJ/0000841
- > Stage of Work: Foundation Completed.
- > Description of Property: Residential



Property along Icempire close, off Adeleke Odunuga Street, Harmony Estate, off College Road, Ifako Ijaiye

- ➤ No. of Floors: Three (3) Floors
- > Planning Permit: DCB/622/PROV/AG
- > Authorization: LASBCA/IFK21/SC040
- > Green Sticker: NIL
- Stage of Work: Second suspended floor rebar arrangement
- > Description of Property: Residential



Property at No 16, Folarin Street, off Balogun Road, Iju Ishaga, Ifako Ijaiye

- ➤ No. of Floors: Three (3) Floors
- ➤ Planning Permit: DCB/577/PROV/AG
- > Authorization: LASBCA/IFK21/SC035
- > Green Sticker: Nil
- Stage of Work: Second suspended slab completed
- > Description of Property: Residential



Property Along College Road/Orimolade Street, Ifako Ijaiye

- ➤ No. of Floors: Three (3) Floors
- ➤ Planning Permit: DCB/533/PROV/AG
- ➤ Authorization: LASBCA/IFK21/SC033
- > Green Sticker: Nil
- Stage of Work: First suspended floor slab
- > Description of Property: Commercial





Property Along Unity Estate (Mount Zion Light House), off Victor Olaleye Avenue, Ifako Ijaiye

- ➤ No. of Floors: Two (2) Floors
- > Planning Permit: DCB/399/PROV/AG
- > Authorization: LASBCA/IFK21/SC023
- ➤ Green Sticker: LASBCA/IKJ/0000642
- Stage of Work: First Suspended rebar arrangement
- Description of Property: Residential





Along Sands Avenue, off Iju Road, Ifako

- ➤ No. of Floors: Three (3) Floors
- Planning Permit: DCB/329/PROV/AG
- > Authorization: LASBCA/IFK21/SC024
- > Green Sticker: NIL
- Stage of Work: First Suspended floor slab formwork
- Description of Property: Residential

GENERAL CHECKLIST FOR STAGE CERTIFICATION

CONFORMITY TO SETBACK AND AIRSPACES

- Front setback
- Left and Right air spaces
- Rear air spaces

CONFORMITY TO APPROVED DRAWING

- Length of building
- Breadth of building
- Number of Dwelling Units
- Number of floors
- Building Usage (Commercial or Residential)

FOUNDATION

- Depth of excavation in relation to what was approved in the structural drawing
- Position of column footings, trenches, number, size and its alignment.
- Mat placement, its rebar size, spacing, number and upturn height.
- > Starter column rebar position on mat, its size, number, height, alignment, shuttering system adopted and support.

PLINGTH

- > Choice of material for backfilling
- > Ramming method adopted
- > Proposed height and final oversite concrete

GROUNDFLOOR COMFORMITY CHECK

- > Column Rebar lapping height, stirrup spacing, stirrup hook anchorage, sizes of rebar and number.
- > Sandcrete block layout to ascertain number of family Units (Residential) or space provided (commercial)
- Position of Septic tank

FIRSTFLOOR COMFORMITY CHECK

- First suspended floor rebar check(Beams and column)
- > Staircase starter rebar
- > Position and placement of electrical conduit
- Position pf mechanical pipes
- > Scaffold safety check e.t.c

COMPENDIUM OF STRUCTURES UNDER CONSTRUCTION WHICH HAVE BEEN SEALED BY CENTRAL ENFORCEMENT



PICTURE OF SEALED SITE



CLIPS OF THE ENFORCEMENT PROCESS ON CONTRAVENING STRUCTURE

Contravention Detected Along Chief Rotimi Williams Street, Kayfarms Estate, Iju Station, Ifako Ijaiye

No. of Floors: Two (2) Floors
Planning Permit: Nil
Stage of Work: Roofed
Description of Property: Residential

Action Taken: Sealed and Toked by central enforcement



PICTURE OF SEALED SITE



CLIPS OF THE ENFORCEMENT PROCESS ON CONTRAVENING STRUCTURE

Behind 2floor Structure, Along Chief Rotimi Williams Street, Kayfarms Estate, Iju Station, Ifako Ijaiye.

No. of Floors: Two (2) Floors
Planning Permit: Nil
Stage of Work: Finishes
Description of Property: Residential
Action Taken: Sealed and toked by central



PICTURE OF SEALED SITE



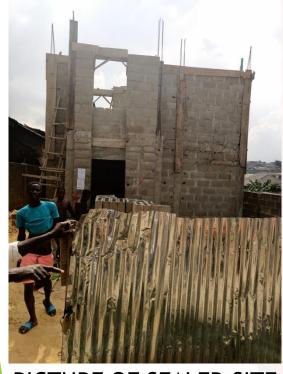
CLIPS OF THE ENFORCEMENT PROCESS ON CONTRAVENING STRUCTURE

Along Awadun Street, opposite Muraina Oyejide Street, Obawole, Ifako Ijaiye

No. of Floors: Two (2) Floors
Planning Permit: Nil
Stage of Work: Roofed

Description of Property: Residential

Action Taken: Sealed and Toked by central enforcement



PICTURE OF SEALED SITE



CLIPS OF THE ENFORCEMENT PROCESS ON CONTRAVENING STRUCTURE

Along Ifelodun Close, off Agboola Adelakun Street, Olowo Obawole, Ifako Ijaiye

No. of Floors: Two (2) Floors
Planning Permit: Nil

Stage of Work: Finishes

Description of Property: Residential

Action Taken: Sealed and toked by central



PICTURE OF SEALED SITE



PICTURE OF SEALED SITE

At the cornerpiece of Tunji Adebayo Street/Iju Road, Ifako Ijaiye

No. of Floors: Two (2) Floors

Planning Permit: Nil

Stage of Work: Ongoing Renovation

Description of Property: commercial

(PFS)

Action Taken: Sealed by central



PICTURE OF SEALED SITE



PICTURE OF SEALED SITE

Adjacent No 19, Africanus Williams Street, off Pa Alao Ojo Street, Ifako Ijaiye

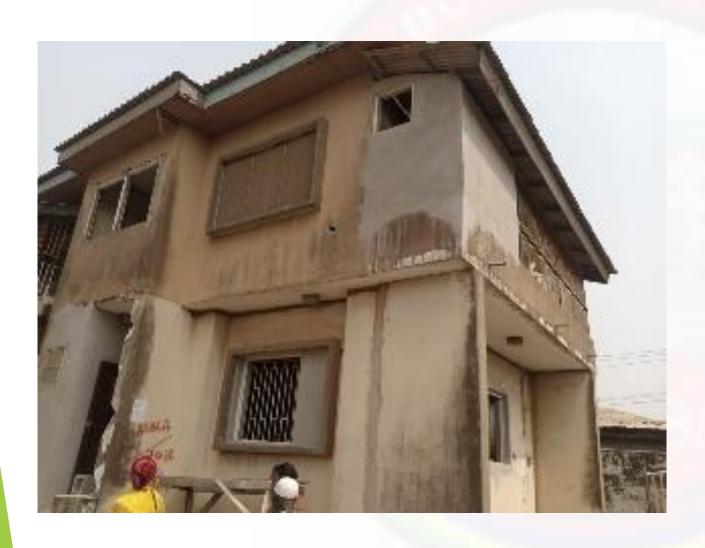
No. of Floors: Three (3) Floors
Planning Permit: Nil

Stage of Work: Third floor lintel level

Description of Property: Residential

Action Taken: Sealed by central

COMPENDIUM OF STRUCTURES UNDERGOING RENOVATION AND REMODELLING IN IFAKO IJAIYE



Olubusola Street, off Akande Street, off Agbado Road, Ifako Ijaiye

No. of Floors: Two (2) Floors

Stage of Work: Finishes

Description of Property: Residential



19, Soretire Street, Ogba, Ifako Ijaiye.

No. of Floors: Two (2) Floors

Stage of Work: Finishes

Description of Property: Residential



MEF Petroleum along Iju Road, by Ibari Street, Ifako Ijaiye.

No. of Floors: Two (2) Floors

Renovation of an existing PFS

Stage of Work: Finishes

Authorization: Yes

Description of Property: Commercial



Property along Iju Road, Imola Bus Stop, Ifako Ijaiye

No. of Floors: Two (2) Floors

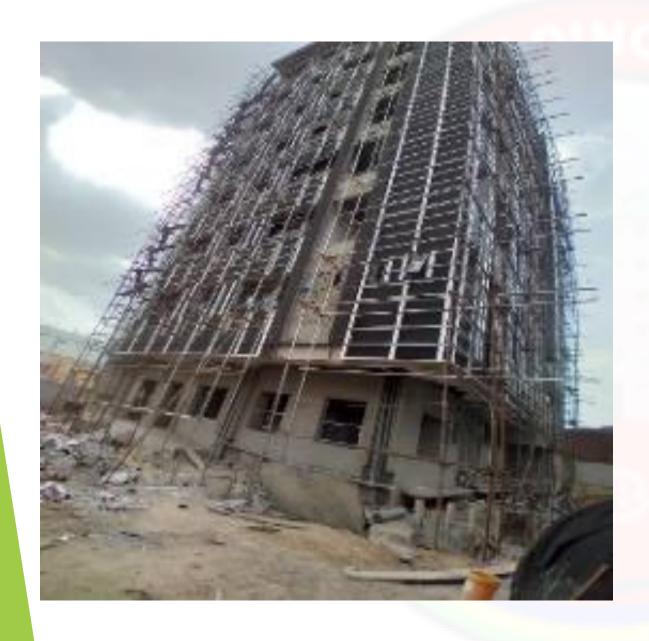
Renovation of an existing PFS

Stage of Work: Finishes

Authorization: Yes

Description of Property: Commercial

COMPENDIUM OF STRUCTURES FOR CERTIFICATE OF COMPLETION AND FITNESS FOR HABITATION IN IFAKO IJAIYE



ISALU HOSPITAL LIMITED AT 46/47 IJAIYE ROAD, CATERPILLAR BUS STOP, IFAKO IJAIYE

No. of Floors: Eight (8) Floors

Planning Permit: DCB/1660/PROV/AG

Green Sticker: Yes

Stage of Work: Finishes



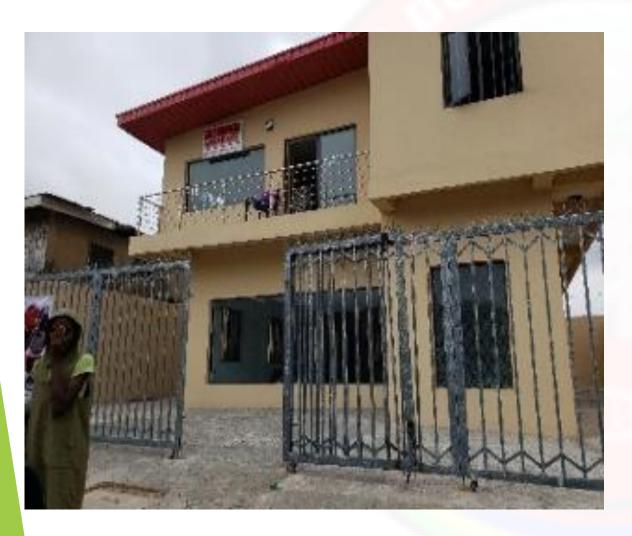
Goldrim Plaza, Mukuolu Junction, Yaya Abatan Road, Ogba, Ifako Ijaiye

No. of Floors: Three (3) Floors

Planning Permit: DCB/362/PROV/AG

Green Sticker: NIL

Stage of Work: In Use



Property at No 33, Kayode Street, Caterpillar, Ogba, Ifako

No. of Floors: Two (2) Floors

Planning Permit: DCB/397/PROV/AG

Green Sticker: NIL

Stage of Work: In Use



1 Adigun Close, off Iju Road (LYDADE NIGERIA LIMITRED), Ifako Ijaiye

No. of Floors: Three (3) Floors

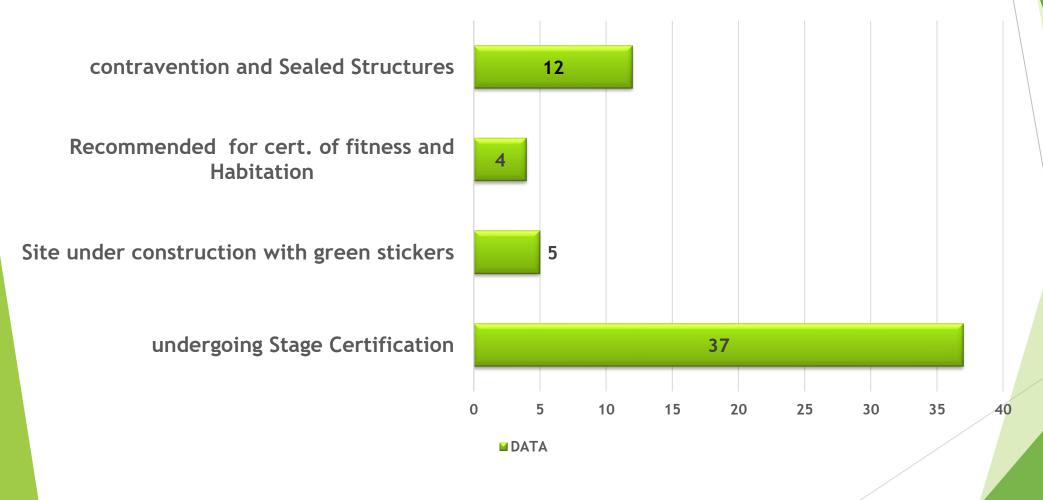
Planning Permit: DCB/255PROV/AG

Green Sticker: NIL

Stage of Work: Finishes

COMPENDIUM SUMMARY

A. COMPENDIUM OF STRUCTURES UNDER CONSTRUCTION



COMPENDIUM OF ABANDONED STRUCTURES IN IFAKO IJAIYE



ALONG AJAYI ROAD/CORNERPIECE OF SOBALOJU LANE, OKE IRA, OGBA

No. of Floors: Two (2) Floors

Stage of Work: 2nd Floor Lintel

level

Description of Property: Abandoned



UNO COMPLEX at 196, Iju Road

No. of Floors: Two (2) Floors

Stage of Work: 2ND Suspended

floor Columns

Description of Property:

Abandoned

COMPENDIUM OF VACANT PLOT IN IFAKO IJAIYE



17, Adeola Avenue, Karaole Estate, Ifako Ijaiye



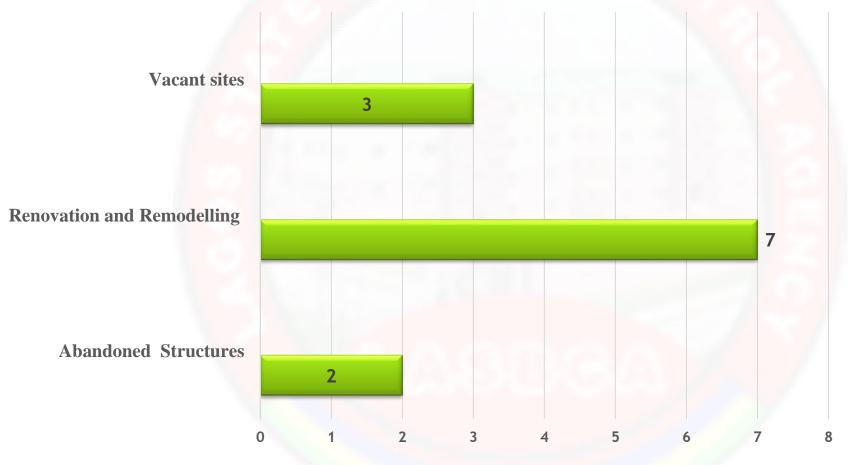
Beside No 13, Enimakure Street off Oyemekun Street, Ifako Ijaiye.



Cornerpiece of Omomoh Street, off Oyemekun Street, Ifako Ijaiye

COMPENDIUM SUMMARY





SUMMARY

- > There are 56 structures under fresh construction
- 37 out of the 56 structures under construction are undergoing stage inspection with authorization but without green stickers
- 5 out of the 56 structure under construction are undergoing stage inspection with authorization and green stickers
- 12 out of the 56 structure under construction are contraventions and under seal
- 2 out of the 56 structures are abandoned
- > 7 existing Structures are under renovation and remodeling
- There is a total of three(3) vacant plots

CONCLUSION

This exercise has enabled the agency to have a comprehensive record of structures under construction, abandoned structures, vacant plot, and staged sites in IFAKO IJAIYE District.

THANK YOU

FOR YOUR ATTENTION