

**PRESENTATION OF ONGOING CONSTRUCTION,
REMODELLING/RENOVATION, VACANT SITE AND ABANDON
STRUCTURE IN ITIRE IKATE DISTRICT, SURULERE, LAGOS.**

**PRESENTATION BY :
ENGR. DADA A.O
(SD ITIRE IKATE DISTRICT)**

**LAGOS STATE BUILDING CONTROL AGENCY
COMPENDIUM OF VACANT SITES IN LAGOS STATE
ITIRE-IKATE (SURULERE)DISTRICT**

S/N	LOCATION	LGA/LCDA	STAGE OF WORK	LAND APPROVAL/TITLE	DATE	REMARKS
1	49, aderibigbe street, itire-ikate .	Surulere	vacant	Nil	05/10/22	
2	30, alawode street	Surulere	Vacant	Nil	05/10/22	
3	Along ijero street	Surulere	Vacant	Nil	05/10/22	
4	7, anjorin street	Surulere	Vacant	Nil	05/10/22	
5	64, cole street.	Surulere	Vacant	Nil	05/10/22	
6	67, olatilewa street	Surulere	Vacant	Nil	05/10/22	







LAGOS STATE BUILDING CONTROL AGENCY

COMPENDIUM OF ABANDONED STRUCTURES IN LAGOS STATE

ITIRE-IKATE DISTRICT

S/N	LOCATION/ADDRESSES	LGA/LCDA	DESCRIPTION OF PROPERTY	STAGE OF WORK	DEVELOPMENT PERMIT STATUS	PICTURES	DATE	REMARKS
1	42, aderibigbe street	Surulere	3 floor structure	Abandoned	Nil		0/22	
2	50, karounwi street	Surulere	2 floor structure	Abandoned	Nil		0/22	Site served and sealed
3	20, alawode street	Surulere	3 floor structure	Abandoned	Nil		0/22	
4	6, durojaiye street	Surulere	2 floor structure	Abandoned	Nil		0/22	
5	6, yaru street	Surulere	2 floor structure	Abandoned	Nil		0/22	Served and sealed
6	11a, alhajinuru street	Surulere	2 floor structure	Abandoned	Nil		0/22	
7	46, abayomi street	Surulere		Abandoned	Nil		0/22	

COMPENDIUM OF STRUCTURES UNDERGOING RENOVATION AND REMODELLING WORKS IN LAGOS STATE ITIRE-IKATE DISTRICT

S/N	LOCATION/ADDRESS	LGA/LCDA	DESCRIPTION OF PROPERTY	STAGE OF WORK	DEVELOPMENT PERMIT STATUS	AUTHORIZATION STATUS	PICTURES	DATE	REMARKS
1	50, oduduwa street, off kilo bus-stop, itire-ikate, surulere.	Surulere	Bungalow	Ground floor block wall	Nil	Nil		11/8/22	Served and sealed
2	10, ilamoye street, off adeshina street.	Surulere	Bungalow	Remodelling on-going	Nil	Nil		21/9/22	Served and sealed
3	26, akanji street, off cole street, itire-ikate, surulere	Surulere	3 floor structure	Renovation ongoing	Yes	Nil		5/10/22	Served and sealed
4	65, olatilewa street, off cole street, surulere, lagos.	Surulere	2 floor structure	Renovation ongoing	Nil	Nil		5/10/22	Served and sealed
5	54a, nnobi street off kilo bus-stop, surulere, lagos.	Surulere	2 floor structure	Renovation ongoing	Yet to be obtained	Nil		5/10/22	Served and sealed
6	15, ikpoh street	Surulere	4 floor structure	Renovation ongoing	Nil	Nil		5/10/22	Served sealed and paid penal .

LAGOS STATE BUILDING CONTROL AGENCY
COMPENDIUM OF STRUCTURES UNDER CONSTRUCTION IN LAGOS STATE
ITIRE-IKATE DISTRICT

S/N	LOCATION/ADDRESS	LGA/LCDA	DESCRIPTION OF PROPERTY	STAGE OF WORK	DEVELOPMENT PERMIT STATUS	AUTHORIZATION STATUS	STAGE CERTIFICATION (IF ANY)	REMARKS
1	62, wosilatudauda street, off salami bashorun street	Surulere	Ongoing construction of a structure.	Block wall setting	Nil	Nil	Nil	Served and sealed
2	85, wosilatudauda street, off salami bashorun street, ijeshatedo.	Surulere	Ongoing construction of a structure.	Block wall setting	Nil	Nil	Nil	Served
3	88, ilamoyestreet, ijesha.	Surulere	Ongoing construction of a structure.	Block wall setting	Nil	Nil	Nil	Served and sealed
4	11, ikpoh street, off ayinde street, kilo bus/stop.	Surulere	Ongoing construction of a four (4) floor structure.	Finishes	Nil	Nil	Nil	Served and sealed
5	6, ikpoh street, off ayinde street, kilo bus/stop.	Surulere	Ongoing construction of a three (3) floor structure.	Finishes	Nil	Nil	Nil	Served and sealed

LAGOS STATE BUILDING CONTROL AGENCY

COMPENDIUM OF STRUCTURES UNDER CONSTRUCTION IN LAGOS STATE

ITIRE-IKATE DISTRICT

6	13, ondo close off odo-olowu bus/stop, surulere.	Surulere	Ongoing construction of a two (2) floor structure	Construction on going	Yes	Yes	First floor slab	Under stage inspection.
7	18, molusi street avenue off cole street, itire-ikate.	Surulere	Ongoing construction of a three (3) floor structure.	Fourth floor block wall	In progress	Nil	Nil	Site served sealed and penalised
8	254, ijasha road, off adeshina street, ijeshatedo.	Surulere	Ongoing construction of a structure.	Third floor block wall	In progress	Nil	Nil	Site served and sealed
9	Dennis place opposite 52, irepodun street.	Surulere	Ongoing construction of a stanchion.	Roof carcass	Nil	Nil	Nil	Site served and sealed
10	51, Itelorun street, off Johnson street, ijeshatedo	Surulere	Ongoing construction of a structure.	Wall plastering	Nil	Nil	Nil	Site served and sealed
11	52, oduduwa street, off kilo bus-stop.	Surulere	Ongoing construction of a structure.	Foundation level	Yes	Nil	Nil	Under inspection
12	33, akinkunmi street	Surulere	Ongoing construction of a structure	Third floor beam frame work	Yes	Yes	Yes	Under inspection
13	11, adamson/adenowo street.	Surulere	Ongoing construction of a structure	Ground floor block wall setting	Yet to be obtained	Nil	Nil	Site served and sealed

LAGOS STATE BUILDING CONTROL AGENCY
COMPENDIUM OF STRUCTURES UNDER CONSTRUCTION IN LAGOS STATE
ITIRE-IKATE DISTRICT

14	Cornerpiece of adegbesan street, off omilani street, ijeshatedo.	Surulere	Ongoing construction of a structure.	Roofing	Nil	Nil	Nil	Site served and sealed
15	Behind APC house along adeshina street.	Surulere	Ongoing construction of a structure.	Lintel level	Nil	Nil	Nil	Site served and sealed
16	13, lawanson road	Surulere	Ongoing construction of a structure	First floor beam	Nil	Nil	Nil	Site served and sealed
17	46, sanusi street	Surulere	Ongoing construction of a structure	Foundation level	Nil	Nil	Nil	Site served and sealed
18	16, ikpoh street	Surulere	Ongoing construction of a structure	Finishes	Yes	YES	Nil	Under inspection

INTRODUCTION

LAGOS STATE IN THE NATIONAL CONTEXT.

Lagos State (Yoruba: ipinle Eko) is a state in southwestern Nigeria. Of the 36 states, it is both the most populous and smallest in area.

Bounded to the south by the Bight of Benin and to the west by the international border with Benin Republic, Lagos State borders Ogun State to the east and north making it the only Nigerian state to border only one other state. Named for the city of Lagos the most populous city in Africa the state was formed from the Western Region and the former Federal Capital Territory on 27 May 1967.

GEOGRAPHICALLY

Lagos State is dominated by bodies of water with nearly a quarter of the state's area being lagoons, creeks, and rivers. The largest of these bodies are the Lagos and Lekki lagoons in the state's interior with the Ogun and Osun rivers flowing into them. Many other rivers and creeks flow throughout the state and serve as vital means of transportation for people and goods. On land, non-urbanized areas are within the tropical Nigerian lowland forests eco region with natural areas containing threatened populations of mona monkey, tree pangolin, and hooded vulture along with a transitory population of African bush elephants. Offshore, the state is also biodiversity as there are large fish populations along with African manatees and crocodiles.

BRIEF HISTORY ON SURULERE

Surulere local government area is one of the twenty LGAs found in Lagos state, South-west geopolitical zone of Nigeria. The LGA comprises of several districts which include Ojuelegba, Shitta, Ogunlana, Orile, Ikate, Ibire, Adeniran, Ogunsanya, and Gbaja. The current estimated population of Surulere LGA is put at 645,713 inhabitants with the LGA hosting members of several ethnic groups. The Yoruba language is commonly spoken in Surulere LGA while the religions of Islam and Christianity are widely practiced in the area. Notable landmarks in Surulere LGA include the National Sports Stadium, Lagos, the Teslim Balogun Stadium, and the National Arts Theatre.

Surulere is a residential and commercial Local Government Area located on the mainland of Lagos in Lagos State, Nigeria, with an area of 23 km² (8.9 sq mi). At the last census in the year 2006, there were 503,975 inhabitants, with a population density of 21,864 inhabitants per square kilometer. The local government area is bordered by Yaba, Mushin and Ebute-Metta.

BRIEF HISTORY ON ITIRE-IKATE

Itire- ikate is a district carved out from surulere local government which covers jurisdiction areas from ikate to ijeshatedo surulere.

Itire - ikate shares boundary with surulere district and coker aguda district which makes it the central point of surulere as a whole.

- ❑ The district is characterized with different land uses.

- ❑ The district covers a land mass of 7.8km²

Itire, located in Surulere on the mainland of Lagos. It is under the Itire-Ikate Local Council Development Area. The Oba of Itire is in charge of the traditional and administrative affairs in the neighbourhood. However, there are a few traditional rites that take place here. The area is fairly serene with motorable roads and a fair supply of power.

AIMS AND OBJECTIVE OF THIS STUDY

Aim

The aim of this project is to appraise the existing vacant sites, abandoned buildings, remodeling or renovating structures and ongoing construction located within the scope limit of the district and identifies the abnormalities of the properties for probable solution.

Objectives

- ❑ To help ensure that there is orderliness in the allocation of land for the various elements that makes it fit for habitation.
- ❑ Ensure that proper planning standards are adhered to within the vicinity.
- ❑ To ensure that there is compatibility between the elements that constitutes the overall land use.

49, ADERIBIGBE STREET, ITIRE-IKATE



SUBJECT : A VACANT PLOT AT THE ABOVE SITE.

STAGE: VACANT PLOT

REMARKS: UNDEVELOPED SITE.

93, OSHOGBO STREET, ITIRE-IKATE



SUBJECT : A VACANT PLOT AT THE ABOVE SITE.

STAGE: VACANT PLOT

REMARKS: UNDEVELOPED SITE.

ALONG IJERO STREET, ITIRE-IKATE



SUBJECT : A VACANT PLOT AT THE ABOVE SITE.

STAGE: VACANT PLOT

REMARKS: UNDEVELOPED SITE.

7, ANJORIN STREET, ITIRE-IKATE



SUBJECT : A VACANT PLOT AT THE ABOVE SITE.

STAGE: VACANT PLOT

REMARKS: UNDEVELOPED SITE.

64, COLE STREET, ITIRE-IKATE



SUBJECT : A VACANT PLOT AT THE ABOVE SITE.

STAGE: VACANT PLOT

REMARKS: UNDEVELOPED SITE.

67, OLATILEWA STREET, ITIRE-IKATE



SUBJECT : A VACANT PLOT AT THE ABOVE SITE.

STAGE: VACANT PLOT

REMARKS: UNDEVELOPED SITE.

42, ADERIBIGBE STREET, ITIRE-IKATE



SUBJECT : ABANDONED 3 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED CONSTRUCTION

REMARKS: ABANDONED BUILDING

20, ALAWODE STREET, ITIRE-IKATE



SUBJECT : ABANDONED 3 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED BUILDING

REMARKS:

50, KAROUNWI STREET, ITIRE-IKATE



SUBJECT : ABANDONED 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED BUILDING

REMARKS: SITE EARMARKED FOR DEMOLITION

6, DUROJAIYE STREET, ITIRE-IKATE



SUBJECT : ABANDONED 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED BUILDING

REMARKS:

6, YARU STREET, ITIRE-IKATE



SUBJECT : ABANDONED 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED BUILDING

REMARKS: SITE SERVED AND SEALED

11A, ALHAJI NURU STREET, ITIRE-IKATE



SUBJECT : ABANDONED 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED BUILDING

REMARKS:

46, ABAYOMI STREET, ITIRE-IKATE



SUBJECT : ABANDONED 1 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ABANDONED BUILDING

REMARKS:

65, OLATILEWA STREET, ITIRE-IKATE



SUBJECT : RENOVATION ONGOING OF A 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: RENOVATION ONGOING

REMARKS: SITE SERVED AND SEALED

50, ODUDUWA STREET, ITIRE-IKATE



SUBJECT : RENOVATION ONGOING OF A 1 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: GROUND FLOOR BLOCK WALL

REMARKS: SITE SERVED AND SEALED

10, ILAMOYE STREET, ITIRE-IKATE



SUBJECT : RENOVATION ONGOING OF A 1 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: REMODELLING ONGOING

REMARKS: SITE SERVED AND SEALED

26, AKANJI STREET, ITIRE-IKATE



SUBJECT : RENOVATION ONGOING OF A 3 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: RENOVATION ONGOING

REMARKS: SITE SERVED AND SEALED

15, IKPOH STREET, OFF AYINDE STREET



SUBJECT : RENOVATION ONGOING OF A 4 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: RENOVATION ONGOING

REMARKS: SEALED

54A, NNOBI STREET, ITIRE-IKATE



SUBJECT : RENOVATION ONGOING OF A 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: RENOVATION ONGOING

REMARKS:

88, ILAMOYE STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: BLOCK WALL SETTING

REMARKS:

52, ODUDUWA STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: DCB/DO/PROV/351/5L

STAGE: FOUNDATION LEVEL

REMARKS: SITE UNDER INSPECTION

33, AKINKUNMI STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: LASBCA/ITK/SC/057

STAGE: THIRD FLOOR BEAM FRAME WORK

REMARKS: SITE UNDER INSPECTION

13, ONDO CLOSE , OFF ODO-OLOWU STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A 2 FLOOR STRUCTURE

APPROVAL NO: SL/2022/DO/PROV/349/SL

STAGE: SECOND FLOOR BLOCK SETTING

REMARKS: SITE UNDER INSPECTION

11, ADAMSON/ADENOWO STREEET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: GROUND FLOOR BLOCK WALL SETTING

REMARKS:

62, WOSILATU DAUDA STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: BLOCK WALL SETTING

REMARKS: SITE SERVED AND SEALED

85, WOSILATU DAUDA STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: BLOCK WALL SETTING

REMARKS: SITE SERVED AND PENALIZED

6, IKPOH STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A 3 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: FINISHES

REMARKS: SITE SERVED AND SEALED

11, IKPOH STREET, ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A 4 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: FINISHES

REMARKS: SITE SERVED AND SEALED

18, MOLUSI STREET AVENUE, OFF COLE STREET ITIRE-IKATE



SUBJECT : ONGOING CONSTRUCTION OF A 4 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: FOURTH FLOOR BLOCK WALL

REMARKS: SITE SERVED AND SEALED AND PENALIZED

254, IJESHA ROAD, OFF ADESHINA STREET, IJESHATEDO.



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: THIRD FLOOR BLOCK WALL

REMARKS: SITE SERVED AND SEALED

51, ITELORUN STREET, OFF JOHNSON STREET, IJESHATEDO.



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: WALL PLASTERING

REMARKS: SITE SERVED AND SEALED

DENNIS PLACE OPPOSITE , 52, IREPODUN STREET, IJESHATEDO.



SUBJECT : ONGOING CONSTRUCTION OF A STANCHION

APPROVAL NO: NIL

STAGE: ROOF CARCASS

REMARKS: SITE SERVED AND SEALED

CORNERPIECE OF ADEGBESAN STREET OFF OMILANI STR, IJESHATEDO.



SUBJECT : ONGOING CONSTRUCTION OF A 2 FLOOR STRUCTURE

APPROVAL NO: NIL

STAGE: ROOFING

REMARKS: SEALED

BEHIND APC HOUSE ALONG ADESHINA STREET, IJESHATEDO.



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: LINTEL LEVEL

REMARKS: SEALED

13, LAWANSON ROAD, ITIRE-IKATE, LAGOS.



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: FIRST FLOOR BEAM

REMARKS: SEALED

46, SANUSI STREET, OFF AGBEBI ROAD , ITIRE-IKATE, LAGOS.



SUBJECT : ONGOING CONSTRUCTION OF A STRUCTURE

APPROVAL NO: NIL

STAGE: FOUNDATION LEVEL

REMARKS: SITE SERVED AND SEALED

16, IKPOH STREET, OFF AYINDE STREET, ITIRE-IKATE, LAGOS.



SUBJECT : ONGOING CONSTRUCTION OF A FOUR (4) FLOOR STRUCTURE

APPROVAL NO: SL2020/DO/R/024/50

STAGE: FINISHES

REMARKS: SITE UNDER INSPECTON

SUMMARY OF THE DATAS COLLATED FOR THIS STUDY

**ITIRE IKATE SUMMARY OF THE VACANT, ABANDONED ,
REMODELLING/RENOVATION, AND ONGOING CONSTRUCTION CAPTURED
WITHIN THE DISTRICT.**

LABEL	NUMBER CAPTURED
VACANT PLOTS	6
ABANDONED BUILDINGS	7
REMODELLING /RENOVATED BUILDINGS	6
ONGOING CONSTRUCTIONS	18
TOTAL	37