

A BILL

FOR

AN ACT TO ESTABLISH THE REAL ESTATE DEVELOPMENT BANK OF NIGERIA TO FACILITATE ACCESS TO AFFORDABLE FINANCING FOR REAL ESTATE DEVELOPMENT, PROMOTE HOME OWNERSHIP, AND ENHANCE URBAN AND RURAL DEVELOPMENT; AND FOR RELATED MATTERS

Sponsored by Hon. Chinedu Emeka Martins

[] Commencement

ENACTED by the National Assembly of the Federal Republic of Nigeria-

1 PART I - ESTABLISHMENT OF THE REAL ESTATE DEVELOPMENT BANK

2 1.-(1) There is hereby established a body corporate to be known as
3 the Real Estate Development Bank of Nigeria (hereinafter referred to as "the
4 Bank"). Establishment
of the Real Estate
Development
Bank of Nigeria

5 (2) The Bank shall be an autonomous institution with perpetual
6 succession and a common seal, capable of suing and being sued in its
7 corporate name, acquiring, holding, and disposing of property, and doing all
8 things necessary for or incidental to the discharge of its functions under this
9 Act.

10 2. The objectives of the Bank shall be to: Objectives of
the Bank

11 (a) Facilitate access to affordable financing for real estate
12 development projects across Nigeria.

13 (b) Promote homeownership and provide affordable housing
14 solutions for Nigerians, especially in urban and rural areas.

15 (c) Enhance the development of infrastructure, including
16 transportation, utilities, and public spaces, as an integral part of real estate
17 development.

18 (d) Support sustainable urban and rural development through
19 financing initiatives and strategic partnerships.

1 (e) Act as a catalyst for the creation of jobs and the growth of local
2 economies by investing in real estate and infrastructure projects.

3 (f) Collaborate with other financial institutions, government
4 agencies, and private sector partners to achieve the objectives of this Act.

Location of
Headquarters
and Branch
Offices

5 **3.**(1) The headquarters of the Bank shall be located in [insert city],
6 Nigeria.

7 (2) The Bank may establish regional offices and branch offices in
8 other parts of Nigeria, as may be necessary for the effective discharge of its
9 functions.

10 (3) The Board shall have the power to determine the location and
11 number of branch offices, based on the strategic needs of the Bank and in
12 alignment with the development goals of the Federal Government.

13 PART II - FUNCTIONS AND POWERS OF THE BANK

Functions of
the Bank

14 **4.** The Bank shall have the following functions:

15 (a) Provision of Financing: To provide loans, credit facilities, and
16 financial support to developers, individuals, and businesses involved in real
17 estate development, homeownership, and infrastructure projects;

18 (b) Promotion of Affordable Housing: To develop and promote
19 programs that facilitate the construction, purchase, and renovation of
20 affordable homes for Nigerian citizens;

21 (c) Real Estate Development Support: To partner with both public and
22 private entities to foster the growth of the real estate sector by funding large-
23 scale housing and infrastructure projects, including residential, commercial,
24 and mixed-use developments;

25 (d) Development of Infrastructure: To fund and support the
26 development of essential infrastructure, such as roads, water, electricity, and
27 sanitation, that complements real estate developments, particularly in
28 underserved and rural areas;

29 (e) Capacity Building and Research: To promote training, education,
30 and research in real estate development, finance, and related sectors. This

1 includes supporting initiatives that improve the skills and knowledge base
2 of stakeholders in the real estate industry;

3 (f) Provision of Guarantees: To provide guarantees and other risk
4 mitigation instruments for real estate developers and borrowers to enhance
5 access to financing;

6 (g) Collaboration with Government and Stakeholders: To work in
7 collaboration with government agencies, state governments, international
8 organizations, and the private sector in order to align with national housing
9 and urban development policies;

10 (h) Promote Sustainable Development: To promote sustainable
11 and environmentally friendly building practices in all projects funded by the
12 Bank;

13 (i) Monitor and Evaluate Projects: To ensure effective monitoring
14 and evaluation of funded projects, ensuring that they meet the Bank's criteria
15 and achieve intended outcomes.

16 5. The Bank shall have the following powers:

Powers of the
Bank

17 (a) Borrowing Power: To borrow funds, either locally or
18 internationally, and issue bonds, securities, or other financial instruments as
19 necessary to fund its operations and projects;

20 (b) Investment Power: To invest funds in accordance with sound
21 financial principles and in line with the Bank's objectives, including
22 investments in real estate, government securities, and other instruments that
23 promote economic development;

24 (c) Enter Agreements: To enter into contracts, agreements, and
25 memoranda of understanding (MOUs) with other institutions, both public
26 and private, to facilitate the achievement of its objectives;

27 (d) Create Subsidiaries: To establish and maintain subsidiaries or
28 affiliates to perform specialized functions related to real estate
29 development, financing, or infrastructure;

30 (e) Enforcement of Loan Terms: To enforce the repayment of loans

1 and credit facilities granted by the Bank, including the initiation of legal
2 proceedings for default in repayment;

3 (f) Acquisition of Property: To acquire, hold, lease, or dispose of land,
4 buildings, and other properties necessary for the implementation of the Bank's
5 objectives;

6 (g) Set Loan Terms and Conditions: To determine the terms,
7 conditions, and interest rates for loans, guarantees, and other financial services
8 provided by the Bank;

9 (h) Governance of the Bank's Operations: To regulate and establish
10 policies for the operations of the Bank, ensuring the effective management of
11 resources, personnel, and financial commitments;

12 (i) Adopt Operational Guidelines: To develop and adopt operational
13 guidelines for the Bank's staff, partners, and stakeholders, ensuring
14 transparency, accountability, and efficiency in operations;

15 (j) Other Necessary Powers: To exercise any other powers deemed
16 necessary for the effective implementation of the Bank's mandate as prescribed
17 by law.

18 PART III - CAPITALIZATION AND FUNDING

Authorized
Share Capital
of the Bank

19 6.-(1) The authorized share capital of the Bank shall be an amount
20 determined by the President, in consultation with the Board, and shall be
21 sufficient to support the operations, growth, and sustainability of the Bank.

22 (2) The initial capital of the Bank shall be provided by the Federal
23 Government, which may be supplemented by private sector investment, local
24 and international donors, and other sources of funding, in accordance with the
25 provisions of this Act.

26 (3) The share capital of the Bank may be increased by the President,
27 subject to the approval of the National Assembly, to meet the growing financial
28 needs of the Bank and to enhance its ability to support real estate and
29 infrastructure development in Nigeria.

30 (4) The Bank shall issue shares to eligible investors, including

1 government agencies, financial institutions, and private investors, as part of
2 its capital mobilization strategy.

3 7.-(1) The Bank shall be funded from the following sources:

Sources of
Funding

4 (a) Equity Investment: The initial capital contribution from the
5 Federal Government, and subsequent contributions from private sector
6 partners, including institutional investors, banks, and other financial
7 entities;

8 (b) Loans and Borrowings: The Bank may raise funds through
9 borrowing from local and international financial institutions, the issuance of
10 bonds, and other financial instruments, subject to approval by the Board;

11 (c) Repayment of Loans: The repayment of loans granted to real
12 estate developers, individuals, and businesses involved in housing and
13 infrastructure projects shall constitute a significant source of revenue for the
14 Ban,.

15 (d) Donations and Grants: The Bank may receive donations,
16 grants, and funding from international development agencies, NGOs, and
17 other organizations supporting housing, infrastructure, and urban
18 development;

19 (e) Investment Returns: The income generated from the Bank's
20 investments in real estate, securities, and other business ventures;

21 (f) Other Sources: Any other sources of funds that are lawful and
22 consistent with the objectives of the Bank.

23 (2) All funds received by the Bank shall be utilized in line with the
24 Bank's mandate to support real estate development, affordable housing, and
25 the improvement of urban and rural infrastructure.

26 8.-(1) The Bank is authorized to issue bonds, debentures, or other
27 financial instruments as a means of raising capital for its operations. These
28 bonds and securities may be issued to both domestic and international
29 investors, subject to regulatory approval.

Issuance of
Bonds and
Securities

30 (2) The terms, conditions, and pricing of the bonds and securities

1 shall be determined by the Board of Directors, in consultation with financial
2 advisors, and shall reflect the Bank's operational needs and market conditions.

3 (3) The issuance of bonds and securities shall be subject to the
4 approval of the Federal Government and the National Assembly, as required by
5 law.

6 (4) The proceeds from the issuance of bonds and securities shall be
7 used exclusively for funding real estate development projects, housing
8 programs, and infrastructure projects that promote national urban and rural
9 development.

10 (5) The Bank shall provide transparent and timely reports on the
11 utilization of funds raised through the issuance of bonds and securities.

12 PART IV - GOVERNANCE AND ADMINISTRATION

Board of
Directors

13 9.-(1) There shall be a Board of Directors for the Bank, which shall be
14 responsible for the overall governance, oversight, and strategic direction of the
15 Bank.

16 (2) The Board shall consist of the following members: (a) A
17 Chairman, who shall be appointed by the President of the Federal Republic of
18 Nigeria. (b) The Managing Director/Chief Executive Officer of the Bank, who
19 shall serve as a member ex-officio. (c) Other members, not exceeding ten (10)
20 in number, who shall be appointed by the President, based on their expertise in
21 real estate, finance, economics, law, or related fields.

22 (3) The members of the Board shall serve for a term of three (3) years,
23 renewable, subject to performance evaluation and reappointment by the
24 President.

25 (4) The Board shall be responsible for: (a) Setting the strategic goals,
26 policies, and objectives of the Bank. (b) Ensuring the financial stability and
27 sustainability of the Bank. (c) Approving major financial decisions, including
28 budgets, investments, and loans. (d) Ensuring compliance with relevant laws,
29 regulations, and industry standards. (e) Ensuring that the Bank's operations
30 align with national housing and urban development goals.

1 (5) The Board shall meet at least once every quarter and more
 2 frequently as required by the Chairman or the majority of the Board
 3 members.

4 **10.** The Board shall have the following duties and responsibilities:

Duties and
 responsibilities
 of the Board

5 (a) Approving the overall policies and strategies for the Bank's
 6 operations;

7 (b) Reviewing and approving the Bank's annual budgets and
 8 business plans;

9 (c) Overseeing the performance of the Bank's management and
 10 ensuring they meet their goals and objectives;

11 (d) Ensuring that the Bank adheres to corporate governance
 12 principles and best practices;

13 (e) Providing strategic guidance and advice to the Managing
 14 Director and senior management of the Bank;

15 (f) Ensuring the transparency and accountability of the Bank's
 16 financial statements and operations;

17 (g) Reviewing and approving any significant changes in the
 18 organizational structure or personnel;

19 (h) Making recommendations to the President for the appointment
 20 or removal of the Managing Director and other key officers of the Bank;

21 (i) Evaluating the performance of the Bank in achieving its
 22 objectives, particularly in the promotion of affordable housing, urban
 23 infrastructure, and real estate development.

24 **11.-(1)** The Bank shall have a Managing Director (MD), who shall
 25 be the Chief Executive Officer (CEO) and shall be responsible for the day-
 26 to-day operations of the Bank.

Appointment of
 Managing Director
 and key officers

27 (2) The MD shall be appointed by the President, based on
 28 recommendations from the Board, subject to confirmation by the National
 29 Assembly.

30 (3) The MD shall serve a term of five (5) years, renewable for

1 another term, based on performance evaluation and approval by the Board and
2 the President.

3 (4) The MD, in collaboration with other members of the Board, shall
4 have the powers to appoint other key officers of the Bank, including: (a)
5 Deputy Managing Directors (b) Chief Financial Officer (CFO) (c) Chief Risk
6 Officer (CRO) (d) Chief Operating Officer (COO) (e) Chief Legal Officer
7 (CLO)

8 The appointment of these officers shall be subject to the approval of the Board.

9 (5) The MD and key officers shall possess relevant qualifications,
10 professional experience, and expertise in banking, real estate development,
11 finance, and law, to effectively perform their duties.

Duties and
Powers of the
Managing
Director

12 **12.** The Managing Director shall:

13 (a) Oversee the daily operations and management of the Bank,
14 ensuring that it meets its objectives in real estate development and financing;

15 (b) Implement the policies and strategies approved by the Board;

16 (c) Report directly to the Board on the Bank's performance and
17 operations, highlighting any significant developments, challenges, or financial
18 matters;

19 (d) Ensure the Bank's compliance with applicable laws, regulations,
20 and industry standards;

21 (e) Recommend appointments, promotions, and dismissals of senior
22 management to the Board;

23 (f) Approve the Bank's operational and financial plans, ensuring their
24 alignment with the Bank's strategic goals.

25 (g) Supervise the management of the Bank's capital, ensuring its
26 effective allocation to real estate development projects and other activities;

27 (h) Approve loans, investments, and other financial commitments
28 within the authority delegated by the Board;

29 (i) Represent the Bank in official matters, including engaging with
30 government agencies, investors, and other stakeholders. (j) Ensure

1 transparency and accountability in all Bank activities, including the
2 preparation and submission of reports to the Board, government, and other
3 stakeholders.

4 PART V - OPERATIONS AND SERVICES

5 13.-(1) The Bank shall provide loans and credit facilities to eligible
6 individuals, real estate developers, institutions, and other stakeholders
7 engaged in real estate development, homeownership, and infrastructure
8 projects.

Provision of Loans
and Credit Facilities

9 (2) The Bank's primary focus shall be to facilitate the provision of
10 affordable housing, urban renewal, infrastructure development, and the
11 promotion of sustainable real estate growth.

12 (3) The Bank shall offer long-term financing for real estate
13 development, including but not limited to:

14 (a) Residential and commercial property development;

15 (b) Housing mortgages for low-income and middle-income
16 earners;

17 (c) Renovation and rehabilitation of dilapidated buildings and
18 infrastructure;

19 (d) Real estate financing for micro, small, and medium enterprises
20 (MSMEs) involved in construction and related industries.

21 14.-(1) To be eligible for loans and credit facilities, applicants shall
22 meet the following requirements:

Eligibility criteria
for Loan applicants

23 (a) Be a Nigerian citizen or a corporate entity registered in Nigeria,
24 engaged in real estate or related sectors;

25 (b) Submit a comprehensive project proposal or application,
26 detailing the purpose, scope, and expected impact of the development or
27 construction project;

28 (c) Demonstrate financial stability, including a credit history,
29 business plan, and adequate collateral to support the loan application.

30 (d) Provide evidence of compliance with all relevant local, state,

1 and national regulations concerning real estate development;

2 (e) Show capacity to complete the project within the stipulated
3 timeline and budget.

4 (2) The Bank may also provide financial assistance to stakeholders
5 who meet specific social, economic, and environmental criteria aimed at
6 promoting inclusive growth and development.

Interest Rates
and Loan Terms

7 **15.**-(1) The Bank shall establish a fair and competitive interest rate
8 structure for loans and credit facilities, considering the socio-economic context
9 of the real estate market and the objective of promoting affordable housing.

10 (2) The Bank shall offer different loan products tailored to specific
11 segments of the real estate market, including:

12 (a) Fixed-rate loans for developers and homeowner;

13 (b) Flexible repayment plans based on the financial capacity of the
14 applicant;

15 (c) Short-term, medium-term, and long-term loans based on the
16 nature of the project.

17 (3) The Bank shall review interest rates periodically to ensure they
18 remain aligned with economic conditions and government policy on housing
19 finance.

20 (4) The Bank shall prioritize the provision of loans to low- and
21 middle-income earners to promote equitable access to homeownership and
22 affordable housing.

Monitoring and
Evaluation of
Funded Projects

23 **16.**-(1) The Bank shall establish a robust monitoring and evaluation
24 (M&E) system to track the progress of all funded projects, ensuring that funds
25 are used for their intended purposes and that projects are completed on time and
26 within budget.

27 (2) The Bank shall appoint project managers or agents to oversee the
28 execution of large-scale projects funded by the Bank, ensuring compliance
29 with contractual agreements, industry standards, and regulatory requirements.

30 (3) The Bank shall conduct regular site visits, audits, and evaluations

1 of funded projects to assess:
2 (a) The quality of construction and development;
3 (b) The adherence to project timelines;
4 (c) The financial management of the project, including the proper
5 use of funds;
6 (d) The socio-economic impact of the project, including job
7 creation and housing availability.

8 (4) In the event of project delays or non-compliance with agreed
9 terms, the Bank shall have the authority to:

10 (a) Suspend further disbursements;
11 (b) Reassess loan terms;
12 (c) Take corrective measures, including engaging with the
13 borrower to resolve issues or initiate legal action where necessary.

14 PART VI - FINANCIAL PROVISIONS

15 17.-(1) The Bank shall prepare and submit its annual budget to the
16 National Assembly for approval, outlining its expected revenue,
17 expenditure, and funding requirements for the year.

Annual Budget
and Appropriation

18 (2) The annual budget shall include provisions for:

19 (a) Operational expenses, including salaries, office maintenance,
20 and administrative costs;

21 (b) Loan disbursements and credit facilities for real estate
22 development and homeownership programs;

23 (c) Capital expenditure for infrastructure development, research,
24 and expansion of the Bank's operations;

25 (d) Funding for strategic initiatives, such as public-private
26 partnerships, and social housing projects;

27 (e) Reserves for contingencies and unexpected financial
28 obligations.

29 (3) The Bank shall ensure that its budget aligns with the national
30 development plans, especially those concerning affordable housing, urban

1 infrastructure, and real estate growth.

2 (4) The Bank shall review its budgetary allocations periodically to
3 ensure financial sustainability and accountability, adjusting where necessary to
4 reflect changing economic conditions or new strategic priorities.

Audit of Accounts

5 **18.**-(1) The Bank shall maintain accurate, transparent, and up-to-date
6 financial records in compliance with applicable financial reporting standards.

7 (2) The Bank shall appoint an independent external auditor, licensed
8 by the Financial Reporting Council of Nigeria (FRCN), to audit its accounts
9 annually.

10 (3) The Bank shall ensure that the financial audit covers:

11 (a) All income, expenses, and financial transactions of the Bank,
12 including loan disbursements, repayments, and investments;

13 (b) The adequacy and effectiveness of internal control mechanisms;

14 (c) Compliance with the provisions of the Financial Regulations of
15 Nigeria and other relevant laws and regulations.

16 (4) The Bank shall make its annual financial statements and the audit
17 report available to the National Assembly, the Central Bank of Nigeria (CBN),
18 and other relevant stakeholders.

Submission of
Annual Reports
to the national
Assembly

19 **19.**-(1) The Bank shall submit an annual report to the National
20 Assembly, within six (6) months of the end of each fiscal year, containing the
21 following:

22 (a) A summary of the Bank's operational activities, including loan
23 disbursements, projects funded, and the status of ongoing and completed
24 projects;

25 (b) A comprehensive financial statement, including income and
26 expenditure, balance sheet, and audit findings;

27 (c) A report on the Bank's adherence to its strategic goals and national
28 housing policies;

29 (d) Recommendations for improving the Bank's operations,
30 governance, and financial sustainability.

1 (2) The National Assembly shall review the annual report and may
2 request further clarifications or propose legislative actions based on the
3 report's findings.

4 PART VII - REGULATION AND OVERSIGHT

5 20.-(1) The Central Bank of Nigeria (CBN) shall have regulatory
6 oversight over the activities of the Bank to ensure compliance with financial
7 and banking regulations. Regulatory
Oversight by the
Central Bank of
Nigeria

8 (2) The Bank shall adhere to the guidelines, policies, and
9 regulations issued by the CBN, including those concerning liquidity
10 management, capital adequacy, and risk management practices.

11 (3) The Bank shall provide the CBN with periodic reports on its
12 financial status, loan disbursements, and capital adequacy as required by the
13 CBN.

14 (4) The CBN shall have the authority to conduct inspections and
15 audits of the Bank's operations to verify compliance with banking laws and
16 regulations, and the Bank shall cooperate fully with such inspections.

17 21.-(1) The Bank shall establish and maintain robust anti-money
18 laundering (AML) and counter-terrorism financing (CTF) measures, in line
19 with national and international standards. Compliance with
Anti-Money
Laundering Laws

20 (2) The Bank shall ensure compliance with the provisions of the
21 Money Laundering (Prohibition) Act, the Terrorism (Prevention) Act, and
22 any other applicable laws.

23 (3) The Bank shall implement a comprehensive Know-Your-
24 Customer (KYC) policy to prevent the use of its services for illicit financial
25 activities, including money laundering and terrorism financing.

26 (4) The Bank shall establish an internal monitoring and reporting
27 system to identify suspicious transactions, report them to the appropriate
28 authorities, and take corrective actions where necessary.

29 (5) The Bank's senior management shall ensure the proper training
30 of staff to recognize and prevent potential money laundering activities.

1 in cases of gross negligence, fraud, or willful misconduct.

2 (3) The Bank shall enjoy the legal protections and immunities
3 necessary to operate efficiently and achieve its mandate.

4 (4) Any legal action brought against the Bank must be filed in a
5 court of competent jurisdiction in Nigeria.

6 **25.**-(1) Any dispute arising from the operations, activities, or Dispute Resolution
Mechanisms
7 transactions of the Bank, including disputes with stakeholders, borrowers,
8 or other financial institutions, shall be resolved through arbitration in
9 accordance with the Arbitration and Conciliation Act.

10 (2) The Bank shall establish an internal grievance redress
11 mechanism to address any complaints or disputes from its clients or
12 employees.

13 (3) In the case of unresolved disputes, arbitration or mediation may
14 be sought with the assistance of relevant government or professional bodies.

15 (4) The decision of an arbitrator shall be final and binding on all
16 parties, unless a party can prove fraud or corruption in the arbitration
17 process.

18 **26.**-(1) In the event that the Bank is to be dissolved or liquidated, Winding Up
Provisions
19 the dissolution process shall be carried out in accordance with the provisions
20 of the Companies and Allied Matters Act (CAMA) and other relevant laws.

21 (2) The National Assembly may pass a resolution to wind up the
22 affairs of the Bank if it is found that the Bank is no longer capable of
23 fulfilling its mandate or is in financial distress.

24 (3) Upon dissolution, any remaining assets of the Bank, after
25 settling liabilities, shall be transferred to a designated government agency or
26 institution as determined by the National Assembly.

27 (4) The dissolution or winding-up process shall be overseen by an
28 independent auditor to ensure transparency and accountability in the
29 disposal of the Bank's assets and liabilities.

PART IX - MISCELLANEOUS

Power to make
Regulations

- 1
- 2 **27.**-(1) The Board of Directors of the Bank shall have the authority to
- 3 make regulations for the effective implementation of the provisions of this Act.
- 4 (2) Such regulations may cover, but are not limited to, the following
- 5 areas:
- 6 (a) The operational procedures for granting loans, investments, and
- 7 financial services;
- 8 (b) The internal governance structures of the Bank;
- 9 (c) The conditions for appointment and removal of key officers of the
- 10 Bank;
- 11 (d) The terms and conditions for partnerships with other financial
- 12 institutions, developers, or government agencies;
- 13 (e) Any other matter necessary for the smooth running of the Bank.
- 14 (3) All regulations made by the Bank under this section shall be
- 15 published in the Federal Government Gazette and shall be subject to approval
- 16 by the National Assembly.

Offences and
Penalties t

- 17 **28.**-(1) Any person who:
- 18 (a) Falsifies documents or provides false information in any
- 19 application or transaction with the Bank;
- 20 (b) Attempts to defraud or deceive the Bank in any manner;
- 21 (c) Engages in any illegal activity that undermines the integrity of the
- 22 Bank's operations;
- 23 (d) Uses insider information for personal or financial gain at the
- 24 expense of the Bank;
- 25 shall be guilty of an offense under this Act.
- 26 (2) A person found guilty of an offense under subsection (1) shall be
- 27 liable to:
- 28 (a) A fine not exceeding ten million Naira N10,000,000);
- 29 (b) Imprisonment for a term not exceeding five (5) years; or

1 (c) Both a fine and imprisonment, depending on the severity of the
2 offense.

3 (3) Any employee or officer of the Bank found guilty of
4 misconduct, including negligence, mismanagement of funds, or failure to
5 comply with the Bank's policies, may face disciplinary action, including
6 dismissal, in accordance with the Bank's internal regulations.

7 (4) The penalties provided for in this section shall be in addition to
8 any civil remedies or actions the Bank may pursue for any loss incurred due
9 to such offenses.

10 **29.**-(1) Any law, regulation, or policy inconsistent with the Repeal of
11 provisions of this Act is hereby repealed to the extent of such inconsistency. Inconsistent Laws

12 (2) In particular, any law or regulation that creates or establishes an
13 entity that duplicates or conflicts with the objectives of the Real Estate
14 Development Bank, as set out in this Act, shall be considered repealed or
15 amended accordingly.

16 **30.**-(1) Notwithstanding the repeal of any law or regulation under Savings and
17 this Part, any legal actions, proceedings, or contracts initiated or entered into Transitional
18 by or on behalf of any entity that existed prior to the establishment of the Provisions
19 Bank, and which are related to the objectives of the Bank, shall continue in
20 force as if they were entered into by the Bank.

21 (2) All assets, liabilities, rights, and obligations of any relevant
22 bodies, including any funds dedicated to real estate development, shall be
23 transferred to the Bank, subject to an audit and review process determined
24 by the National Assembly.

25 (3) The Bank shall, within six (6) months from the commencement
26 of this Act, submit a comprehensive report to the National Assembly
27 detailing the transition of operations, assets, and liabilities from previous
28 bodies to the Bank.

29 **31.** In this Act, unless the context otherwise requires, the following Interpretation
30 expressions shall have the meanings assigned to them hereunder:

1 (a) "Bank" refers to the Real Estate Development Bank established
2 under this Act;

3 (b) "Board" means the Board of Directors of the Bank as established
4 in Part V of this Act;

5 (c) "Central Bank" refers to the Central Bank of Nigeria (CBN),
6 which will oversee and regulate the financial operations of the Bank;

7 (d) "Chief Executive Officer (CEO)" refers to the Managing Director
8 of the Bank who shall be responsible for the day-to-day operations and
9 performance of the Bank;

10 (e) "Development Projects" means any real estate development
11 initiative undertaken with the assistance of loans, grants, or investments from
12 the Bank;

13 (f) "Eligible Applicant" refers to any individual, company, or
14 organization that qualifies for financial assistance from the Bank, based on the
15 criteria defined in the regulations of the Bank;

16 (g) "Financial Institution" refers to a bank, credit union, or any other
17 financial entity that offers loans, investment, or credit services in Nigeria;

18 (h) "Government" refers to the Federal Government of Nigeria,
19 through its relevant ministries, agencies, and authorities;

20 (i) "Housing Development" means the process of constructing
21 residential homes or other forms of housing infrastructure;

22 (j) "Infrastructure Development" means the creation, improvement,
23 or expansion of public utilities, roads, transportation, and other essential
24 services necessary for urban and rural development;

25 (k) "Minister" refers to the Minister responsible for Housing and
26 Urban Development in Nigeria, who shall be charged with overseeing the
27 activities of the Bank;

28 (l) "Real Estate Development" refers to the process of developing,
29 constructing, or refurbishing real estate properties for residential, commercial,
30 or mixed-use purposes;

1 (m) "Regulations" means the rules, orders, and directives made by
2 the Board or relevant authorities under this Act, which govern the operations
3 and functions of the Bank;

4 (n) "Urban Development" refers to the strategic planning and
5 development of urban areas to improve living conditions, infrastructure, and
6 business environments within cities and towns;

7 (o) "Rural Development" refers to the development of
8 infrastructure, housing, and essential services in rural areas to enhance the
9 standard of living and support sustainable development.

10 **32.** This Bill may be cited as the Real Estate Development Bank Short title
11 Bill, 2025.

EXPLANATORY MEMORANDUM

This Bill seeks to establish the Real Estate Development Bank of Nigeria to facilitate access to affordable financing for Real Estate Development, Promote Home Ownership, and enhance Urban and Rural Development.