



Hon. Olufemi Fakeye

Chairman, House Committee on Insurance and Actuarial Matters

LEGISLATIVE BRIEF

LONG TITLE: A Bill for An Act to Provide For Adequate Parking Spaces For Buildings Meant For Public Use And other Related Matters

SHORT TITLE: Adequate Parking Spaces for Buildings Meant for Public Use Bill, 2016

SPONSOR: Hon. Olufemi Fakeye

BACKGROUND:

It is a common but disturbing fact that in Nigeria we have not been paying attention to the need to provide, as a matter of deliberate planning and for good order's sake, adequate parking spaces in the construction of buildings meant for use by members of the public, including but not limited to: tenement houses, multi-level apartment houses, hostels, shopping plazas, hotels, airports, event centers and places of worship, etc. As a result of this lapse in public policy, we daily experience, especially in big towns and cities, situations in which motorists on our roads are forced to endure otherwise avoidable inconveniences that are an externality and a stressor to the average, innocent citizen.

RATIONALE:

All over the world, roads are designed for driving; but the extant motoring experience in Nigeria's inner cities is one defined by endogenous frustration for the motorist as only a narrow passage is left (often out of a wider, or multiple-lane road) for the driver to squeeze through – all because some other citizens are busy doing whatever pleases them inside a nearby building designed for occupancy by a large number of people at one time or the other. This is the anomaly that this Bill seeks to cure and it is incumbent on Honorable Members, realizing that we are all on the threshold of history, to do something about this anomaly at this point.

The Bill calls for several stakeholders, including owners of such a building, the architect and planner, as well as the person entrusted with the authority to approve such a building plan, to take responsibility for ensuring that buildings meant for occupancy by a large number of people, whether purpose-built anew or renovated for public use, are constructed with an adequate number of parking spaces, rationally and necessarily related to the number of proposed occupants or users of such buildings. That way, nearby roads would not have to be encumbered by a spill-over of vehicles parked staccato by desperate drivers before entering such public buildings for one private engagement or the other.

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As a developing country whose government has a declared objective of attracting as much foreign direct investment (FDI) as possible – FDI being a veritable catalyst in the process of economic development – it is about time we did something to bring Nigeria to conform with the same level of decency and comfort that make daily living a pleasure, rather than a hassle that has the potential to increase stress levels to our town and city dwellers. Stress is a professionally and globally recognized health hazard! If we interact closely with many foreigners who live among us, especially the various economic emissaries who are posted to Nigeria to work for their employers, we would realize that this lapse could be one of the myriads of disincentives to the inflow of foreign direct investment into the country.

FORMAT:

The Bill logically defines the following responsibilities associated with a building meant for public use:

- a) puts the onus of stipulating the maximum human occupancy number for a public building, including adequate parking requirements, on the architect/planner;
- b) puts the responsibility of procuring enough land to cater for the foregoing architectural stipulation on the owner/proponents of the building;
- c) makes compliance with (a) and (b) and with Section 65 of the Insurance Act that pertains to the procurement of insurance for public buildings (even before the construction work begins) a condition precedent to approving the building plan by the person designated by the relevant government authority to approve the plan;
- d) at the completion of construction or renovation for public use, the Bill also makes certification by the building plan approving authority, a condition precedent to the commissioning of the building for public use;
- e) finally, the Bill proposes appropriate sanctions for any erring stakeholder.

ADVANTAGES:

- The passage of this Bill will portray Nigeria as a well-organized society and make live more liveable and stress-free in our towns and cities.
- In time, it could encourage the establishment of commercial parking lots that have the potential not only to make for an orderly parking arrangement, but also generate employment and thus contribute to an increase in Nigeria's GDP.

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