



# FEDERAL REPUBLIC OF NIGERIA

## FEDERAL HOUSING AUTHORITY

26 Julius Nyerere Crescent, Asokoro, Abuja

In compliance with

### Infrastructure Concession Regulatory Commission (ICRC)

Establishment Act 2005 & National Policy on Public-Private Partnership (N4P)

## NOTICE OF REQUEST FOR QUALIFICATION (RFQ) FROM PROSPECTIVE DEVELOPERS OF FHA LUGBE RESIDENTIAL ESTATE, ABUJA, NIGERIA

### 1.0 INTRODUCTION

The Federal Housing Authority (FHA) has received an unsolicited proposal to develop 1,024 housing units and associated infrastructure on its land in Lugbe Extension. FHA had acquired 200 hectares of land in Lugbe Extension of Phase 4 of the Federal Capital Territory for the purposes of developing affordable housing and the associated infrastructure and facilities. Federal Housing Authority (FHA) in compliance with the Infrastructure Concession Regulatory Commission (ICRC) Establishment Act 2005 seeks qualified private developers to undertake the development of 1,024 housing units of various types with the associated infrastructure. FHA invites interested firms and/or consortiums of firms to participate in the qualification process for the selection of a Challenger through a Swiss Challenge Method for the "Development of FHA Lugbe Housing Estate". Upon conclusion of the bid process, the proponent of the unsolicited proposal would be invited to match the most responsive bid; failing this, the proponent of the most responsive bid would be awarded the project. FHA expects the selected Private Partner to undertake the Design and Construction of the estate based on Tenure, Terms and Conditions to be set out in a Design, Build, Finance and Transfer Agreement.

### 2.0 PROJECT OBJECTIVE

One of the major policy goals of housing development by the government is to bridge the housing deficit that exists in the country, and equally provide quality affordable housing for Nigerians. The overall objective of the project is to procure a Private Developer with the technical and financial capabilities to design and construct the estate for sale to buyers.

### 3.0 PROJECT SCOPE

The main scope of the FHA Housing Estate Development Project for PPP scheme is the design and construction of 1,024 houses and associated infrastructure on its 200 hectares of land at Lugbe Extension, Abuja.

### 4.0 REQUEST FOR QUALIFICATION (RFQ)

Interested firms and/or consortium of firms may submit their Qualification Statements in response to this RFQ/Project Information Memorandum wherein firms and/or Consortia will be shortlisted for issuance of a detailed Request for Proposal. Details of the project, application submission process and requirements have been set out in the Request for Qualification (RFQ) and Information Memorandum.

The RFQ requirements and Project Information Memorandum is available for all parties seeking to participate in the qualification process at [www.fha.gov.ng](http://www.fha.gov.ng)

Pre-qualified bidders would be duly notified through our official means of communication (the E-mail) and issued with Request for Proposal

(RFP) documents

### 5.0 ELIGIBILITY CRITERIA AND METHOD OF APPLICATION

Qualification of interested parties will be based on the following:

#### 5.1 Pre-Eligibility

- Evidence of Company Registration with Corporate Affairs Commission (CAC) or its equivalent for foreign firms.
- In the case of a consortium, evidence in the form of letter of association or agreement (joint venture agreement and/or Memorandum of Understanding/Memorandum of Agreement)
- Power of Attorney/Board Resolution, in case of a consortium, identifying the lead member of the consortium authorized to submit the RFQ and binding on all the members of the consortium
- Audited Financial Statements prepared in accordance with the International Financial Reporting Standards (IFRS) of the bidding company or members of consortium for the last three (3) years (2019, 2020 & 2021).
- Tax Clearance Certificates for the last three (3) years (2019, 2020 & 2021).

### FEDERAL HOUSING AUTHORITY

- Sworn affidavit disclosing whether or not any officer of the relevant committees of the FHA or the ICRC is a former or present Director, shareholder or has any pecuniary interest in the bidder, that the company is not bankrupt, in receivership or under liquidation or involved in any litigation which can potentially affect the company's ability to effectively discharge their responsibility if engaged and to confirm that all information presented in its bid are true and correct in all particulars.

### 6.0 TENDER REQUIREMENTS

Technical, Operational and Financial capability including:

- Detailed company/consortium profile:**
  - A brief description of the company or consortium stating ownership structure, business history, management/organizational structure, residential estate development and financing capabilities, and any other relevant information.
  - Ownership structure of bidding entity, Name(s) of major shareholders and percentage shareholding of participants in the bidding entity.
- Experience of undertaking similar projects illustrated by the following:
  - General experience of development, construction and financing of housing projects globally/locally (list all relevant

track record.

- Specific Experience and track records of design, construction and financing of housing Projects globally/locally (list all relevant track records)
- Evidence of developing a housing project of at least 25 houses.
- Experience of housing development in Nigeria (Experience of housing development in Abuja would be an advantage)
- Design, construction, financing and delivery of a large-scale housing project in Nigeria would be an added advantage.
- Evidence of financial capacity, in support of the company or consortium's ability to undertake the development of the FHA Lugbe Housing Estate in partnership with FHA, illustrated by:
  - Turnover of at least 2.5 billion Naira (N2.5 billion) per annum
  - Evidence of adequate financial resources to finance investment: interested applicants must have a minimum net worth of at least One Billion Naira (N1 billion) or its equivalent as shareholders equity contribution.

#### Note:

The eligibility criteria and method of application is as contained in the RFQ document which interested parties may obtain from FHA at [www.fha.gov.ng](http://www.fha.gov.ng)

### 6.0 METHOD OF SUBMISSION

All applications shall be submitted physically:

- Submission should be addressed and submitted to the Office of the General Manager, PPP, Federal Housing Authority, No 26 Julius Nyerere Crescent, Asokoro, Abuja; the application shall consist of Six (6) printed and bound copies (1 original and 5 copies) in a sealed and signed envelope clearly marked "Name of Company/ Consortium" and Project Title and a soft copy submitted in a flash drive.
- Deadline for physical submission is four (4) weeks from the date of this notice, 12:00pm (Noon) on 29th September 2022.

### IMPORTANT NOTICE

- Based on the Swiss Challenge Method, the proponent of the unsolicited proposal would be given the right of first refusal to match the most responsive bid in the process.
- This notice shall not be construed to be a commitment on the part of the FHA to award any form of contract to any respondent(s) nor shall it enable any organization submitting document to claim any indemnity from the FHA.

**MANAGEMENT  
SIGNED:**





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## Federal Housing Authority

26 Julius Nyerere Crescent, Asokoro, Abuja

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Infrastructure Concession Regulatory Commission (ICRC) Establishment Act 2005 & National Policy on Public-Private Partnership (N4P)



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Signed:  
MANAGEMENT