



**MAGODO GRA II RESIDENTS'
ASSOCIATION**

ENVIRONMENTAL POLICY & ENTERPRISE REGULATION (EPER)



**Magodo GRA II Residents Association
Environmental Policy & Enterprise Regulation (EPER)**

Magodo GRA II Residents Association Environmental Policy & Enterprise Regulation Ver 1.01/23

E					
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1.0 INTRODUCTION

The Magodo GRA II Residents Association (MRA), duly recognises the environmental and sustainability responsibilities that come with the ownership and stewardship of property. In order to comply with global best practices and set an ambitious environmental agenda, The Magodo GRA II Residents Association is working closely with necessary authorities of the State and extant laws to ensure an approach to a sustainable environmental policy that meets the needs of residents.

In addition, The Magodo GRA II Residents Association understands that only by recognising and addressing our environmental responsibilities, will we be able to protect and enhance the future value of the Estate. We see the Estate's continued sustainability and esteem, as intrinsically tied to this commitment and a natural extension of our dedication to provide the highest quality of living conditions to residents. The Magodo GRA II Residents Association aims to be proactive in responding to the challenges and opportunities presented by the implementation of this policy document.

1.1 Critical Success Factors Required for this Task

The following factors are critical to the success of this environmental policy, and in extension the success of the sustainability goal of the association for the estate.

- MRA GRA II's commitment to protect own environment and abide by the dictates of this policy document.
- Commitment of Central and Zonal leadership towards the implementation of this policy.
- Strong liaison and buy-in of Lagos State Government and relevant Federal Government Acts: To this end the EPER's terms of reference are premised on the related government laws and bye laws which includes NTDA's Revised Magodo 2 Residential Scheme plan (2021-2030) under the Lagos State Ministry of Physical Planning (attached scheme map will be on MRA GRA II website), Lagos State Ministry of Environment and Water Resources, Lagos State Environmental Protection Agency (LASEPA), Lagos Transport Management Authority (LASTMA), Dogs Law of Lagos state, Ministry of Agriculture's Animal Act 2020, and Animal Disease Control Act 2022.

1.2 Scope of this Policy Document

The Environmental Policy & Enterprise Regulation (EPER) has applicability to all who reside within the entire estate. The EPER will assist in maintaining the sanctity of the environment and general well-being of residents by avoiding any crisis that threatens revised master plan of the estate.

1.3 Policy Advisory Committee Members

For the effective administration of the EPER policy framework, a Policy Advisory Committee shall be set up from time to time and the membership shall comprise of not more than nine (9) members drawn from the Central Consultative Council (CCC) largely comprising of members in the relevant sub-committees of the CCC.



2.0 THE ENVIRONMENTAL POLICY

2.1 Introduction

Magodo Residents Association is an incorporated body majorly approved as a residential estate by the New Town Development Authority under Lagos state with a few approved commercial facilities to serve residents living within the estate. The estate is also fully committed to the protection of the environment by ensuring that Environmental Impact Assessments (EIA) are conducted prior to and periodically in some cases after development of any plot depending on complaints raised by residents, to prevent pollution, and assure sustainable improvement of the Magodo GRA II to enhance our environmental performance. To this end, the revised scheme plan 2021-2030 designed by NTDA, MRA has put together the following environmental standards, enterprise regulations, and enforcement standards which are to be adhered to under this policy by all 'residents' as defined under article 4 of MRA constitution.

2.2 Environmental Regulations

2.2.1 Abandoned vehicles:

Lagos State Government (LASG) has enacted an edict under s98 of the Lagos State Transport Sector Reformed Law in respect of abandoned vehicles within the state. MRA shall establish collaboration with the towing workshop of the Ministry of Transport to tow any offending vehicle that flaunts traffic regulations. Such offending vehicles shall be towed by the Ministry of Transport subject to an initial 24-hour notification from MRA Environmental Secretary with an initial "Please remove" or "No Parking" sticker, and subsequent clamping of tyres. The removal notice by LASTMA will follow the MRA notice, after which the erring vehicle that flaunts any traffic regulation within the estate shall then be towed away by the Lagos State Government towing vans and would only be retrieved upon settlement of approved fines, and may be auctioned after a period 3 months for failure to retrieve confiscated vehicle. All zones shall collaborate with the MRA Monitoring Committee and the Environmental Enforcement Team (EET) in this regard.

2.2.2 Placement of Signages, Banners and Distribution of Handbills:

Distribution of handbills and placement of banners and signages by any one on properties designated 'residential use' on the revised scheme plan (see map on page 6) are prohibited in the estate. In certain case where the property in question is designated in a specific existing MRA approved existing shopping complexes such as Magodo plaza, Encounter house, Amazing Grace Plaza, Grand view and Divine Grace Plaza, Signage's Banners, handbills from such approved locations may be placed. They shall be placed neatly in accordance with MRA environment unit's approval after registration and authorisation at the MRA office desk for a specified fee payable directly only to MRA account.

The data to be provided for MRA registration shall include full address of the promoter, Product certification by NAFDAC or SON, any relevant document to indicate that the product emanates from a property occupied by the promoter is approved for commercial use by the government. After approval by MRA for specific locations, an advert registration number shall be issued, while sample of the signage,



handbills or banner shall be retained at the office for the records. Approved handbills may be permitted to be handed over to motorists driving through the main gates, under close surveillance by the security at the main gates strictly between the hours of 8am - 10am and 4pm -5pm for security reasons. Defaulting Handbill distributors shall be prosecuted by EET in collaboration with MRA police post.

Indiscriminate hanging or placement of Posters are PROHIBITED, particularly in areas or around plots that are not allocated to be used for commercial activities in accordance with the current scheme plan of Magodo GRA 2. Any posters intended to be displayed by residents, are to be registered at MRA office at a stipulated fee, specified size or design and thereafter be put up at a designated location assigned by the environment secretary such as the bus-stop bay, shopping arcade and other areas assigned by the environment secretary. Display boards with frames will be constructed for this purpose at MRA playground, main gated etc. Unauthorised bills or Posters placement will be routinely confiscated and destroyed. by the environment team or returned to the defaulter for a specified fee which must ONLY be remitted into the MRA account directly.

No property agent or owner is permitted to place a 'TO LET/LEASE /SALE', sign on any property without getting the required written approval from the MRA secretariat through the Zonal Coordinator of the zone where such property is located.

2.2.3 Kiosks:

All kiosks, canopies, umbrellas, Containers, and POS stands that distort the government set back and pedestrian walkways are completely PROHIBITED in the estate. All items placed by contraveners of this rule, shall be confiscated, and the offenders reported to the Police at the MRA police post.

2.2.4 Fishponds and Poultryes:

Fishponds produce toxic waste and foul odour that is extremely unpleasant. Elsewhere, setting up of fish farm requires an EIA be conducted and approval issued by the authorised unit of the Lagos state Ministry of Environment as the proper body with the environmental control to issue such approval in a non-residential estate. To this end, Poultryes and fish farming are forbidden in the Magodo GRA II residential Estate. The Ministry of Environment has made this clear through several government publications.

2.2.5 Uncompleted Buildings and Building projects:

Uncompleted buildings constitute a security risk. Commercial activity of any kind whatsoever is forbidden in an uncompleted building. Where an uncompleted building is guarded by a security man, adequate toilet/sanitary facility must be provided. There is zero tolerance for commercial activity in uncompleted buildings.

Building contraventions such as non-compliance with government approval plans and standard building safety precautions are prohibited in the estate. Prior to renovation or commencement of any new building development. The zonal Environmental Secretary who shall monitor fresh developments within the zone should be approached for initial approval. The zone then directs the property owner who is a member of MRA and not the developer to register at the MRA secretariat by picking up a registration form which would then be completed.



2.2.6 Scavenging, Hawking, and Peddling of Hard Drugs:

MRA Security should prevent hawkers and scavengers from accessing the estate. However, if any hawker or scavenger is discovered to have sneaked into the estate unnoticed such a suspect would be taken to the Magodo police station for possible prosecution, while the goods of such hawkers or scavengers will be confiscated by EET.

The use and peddling of 'Hard Drugs' are PROHIBITED in the estate. All property owners, tenants and visitors identified or suspected by any whistleblowers, to be associated with any suspected drug syndicate in the neighbourhood shall be reported to the NDLEA and relevant security organisations for possible prosecution.

Zones should ensure that proper profiling and intensive 'Know-Your-Neighbour' campaign is conducted on all residents within their respective zones. All residents suspected to be involved in questionable activities such as kidnapping, advanced-fee fraudsters (419), drug peddling, trafficking etc. should be brought to the notice of the MRA security secretary for further invitation by DSS and other authorised government security personnel.

2.2.7 Hospitals:

Hospitals and pharmacies are supposed to be responsible commercial health caregivers and it is expected that where health care givers occupy properties originally assigned for residential purpose on the Magodo scheme plan (refer to scheme map in the Appendix), the commercial health caregivers will be expected to produce relevant official records to prove that their health care facility occupation of such a property is legitimate by providing:

- i. All relevant documents from the Ministry of physical planning that indicate government approved conversion of the permissible use of the property from residential permissible use into commercial purpose. Failure of which would require the property owner's intervention or subsequent government intervention for issuance of eviction notice to the contravening health care organisation, to a proper government approved commercial location within or outside the estate.
- ii. All current professional licenses of the health care organisation and individual health workers working as caregivers in such organisations should be provided to the MRA council through the environment secretary. MRA shall enforce proper medical waste disposal and prescribed adequate distance between hospitals or clinics and the nearest residential property within their neighbourhood of operation.

2.2.8 Waste Disposal Procedures and Bin Maintenance:

As an incorporated body, MRA is to engage or select the waste disposal companies to run the operations of waste disposal in accordance with the law and the various options provided by Lagos State Waste Management Authority (LAWMA). All information from the waste disposal companies and the payment process must be properly channeled through the MRA secretariat and the CMC before being disseminated through the MRA environment secretary to the residents through their zonal environment secretaries. The waste disposal companies operating within the estate must comply with the terms and conditions of service regarding scheduled waste collection dates and time issued by MRA. Failure of which may result to a decision to change the company to maintain an effective waste disposal standard in the estate. The MRA shall also be at liberty to determine from time to time the best way to manage its waste in the overall interest of the Estate. This shall include but not limited to the following processes:



- Waste collection
- Payments for Waste by residents
- Audit of waste payment
- Use of technology to drive process efficiency and experience.

In line with global and LASG best practises, MRA will tailor its waste policy requiring that all households acquire two standard bins, (blue and green) with wheels and firmly fitted covers. The blue-bin is meant for storage of recyclable waste (plastic bottles, cans, tins and cartons), while and the green for storage of other general waste generated by residents. MRA Environmental secretary is to ensure that standard rates for sales of recyclables in Lagos states are earned by the various zones for generation of waste, to encourage residents to separate their wastes.

MRA environment unit has a policy of a Zero tolerance for overflowing bins, which may be caused by either non-payment of waste service charges on the part of residents, or failure to evacuate waste on the scheduled days by the company assigned in accordance with the agreed scheduled dates. As a deterrent to defaulters on matters relating to failure to pay for waste services charges. The environment secretary should issue a 48-hour deadline as official notice to defaulter, after which the environment worker may then be instructed to shift all overflowing bins into the compound to serves as a deterrent, provided it is established that the waste overflow accumulated due to non-payment of waste disposal service charges. If waste generated results in overflow because of the number of people, the household should acquire extra bins. In some cases where the overflowing wastes are generated because of festivities, parties or other one-off event the overflowing thrash should be neatly and properly bagged in preparation for the next pick-up date. Households are also to store their bins in their compound and bring out such on days designated for waste collection. Failure to adhere to the rules will result in such trash being transferred into the premise of the defaulter.

2.2.9 Public places (Schools, Worship places, and shopping arcades)

The revised Magodo Residential scheme 2 plan provides for certain locations to be used for institutional developments. Pages 41-48 of the scheme plan document describe public places as plots originally allocated for Educational, Religious and Healthcare institutions under Item 4,5 of the document. All schools, worship places and Health institutions fall within this category. From time to time, existing and proposed institutions should be able to provide Lagos State government allocation letters that indicate the permissible use for the plot occupied by such institutions to originally approved for commercial purpose. Failure to provide evidence of government approvals indicates that such an institution has committed an 'infraction' for unauthorised development.

An environmental impact assessment should be conducted in such a location to further establish the level of noise or air pollution, parking challenges that their activities have on the residents living around the neighbourhood.

The existing or proposed institution should show requisite approval from the Lagos state Ministry supervising such an institution. If for instance, it is established that the Ministry of Education issued a school license and the existing Magodo address where the facility currently occupies is cited on the license, it will be an indication that such an approved location is authentic. Other relevant approvals from ministries such as Physical Planning and Health depending on the supervising ministry or professional body in charge of approving licenses for that sector, would also have to be provided by the property



owner. Failure to establish that such an institution does not have a negative impact on the neighbourhood., would require due certification by an EIA conducted by the Lagos State Ministry of Environment, and intervention by the Lagos state Ministry of physical Planning for immediate restoration of the infraction by the property owner in accordance with the approved revised scheme.

2.2.10 Pets and Animals

The keeping of animal pets e.g. dogs, cats; birds are permissible within the governing laws of the state. However, owners of pets within the estate must register all pets and attached the MRA registration numbers to the collar of the pet while taking the pets out on a routine walk. The environment monitoring team shall track and confiscate stray pets.

Pet owners should observe maximum mandatory veterinary care and ensure pets are vaccinated against rabies and other diseases as may be prescribed from time to time by the law. When taking pet(s) on a walk, the owners must ensure that the dog is on a leash and clean up after the pet. In a situation where dogs bark loud continuously thereby becoming a menace to other residents, it is the responsibility of the owner to attend to their needs. If that is neglected, MRA enforcement team shall visit the premises and take appropriate action. Stray animals, poultry, goat, cattle, donkeys, sheep husbandry are PROHIBITED in the Estate.

- Do not walk around with your pets without a leash.
- Do not allow your pets to wander around the estate unassisted
- Pick and dispose your pet droppings (faeces) properly into handy disposable bags or bins
- Do not allow your pets to disturb your neighbour in any form (noise, whistling, etc.)
- Make sure your pet has a name and a phone number tag attached to the collar.
- Pet owners and handlers must be seen to carry waste-disposal bags and pick-up sticks while going around the estate on a dog walk.
- MRA customised name tags for pets must be used by pet owners in the estate, to enable resident's ease of identifying pets and their owners in case there are violations.
- It is an offence to violate any of the above pet handling rules

Use of Muzzles and Leashes for certain animals in Public Places

- (1) Any animal in a public place must be supervised by the owner or custodian at all times so that they are not dangerously out of control, by ensuring that they are properly secured on muzzles, leashes and harnesses, and where they are to be transported, they must be placed in safe transport vessels (crates, cages and kennels).
- (2) An animal is categorized as dangerously out of control (whether dangerous in nature or not) if:
 - (a) makes a person worry that it might injure them;
 - (b) attacks or injures a person;
 - (c) attacks or injures an animal in the custody of another person.

A person who contravenes subsections (1) and (2) of this section is guilty of an offence and is liable to a fine of One Hundred Thousand Naira (N100, 000.00).



3.0 ENTERPRISE REGULATIONS AND ENFORCEMENT

3.1 Enterprise Regulations

3.1.1 Foreclosure of new commercial enterprises and Approvals for existing enterprises:

Effective from the date of adoption of this policy by Magodo residents, no new shops or commercial activities will be allowed within the Estate. It is also compulsory for all already existing commercial outfits to seek approval from the appropriate government agency and the MRA central body, irrespective of the zone where the business is domiciled. All commercial enterprises without requisite approvals will be foreclosed. The following standards are also prescribed for all commercially approved outfits in the Estate.

The standards include and are not limited to:

- Closing time: Not later than 10pm
- Provision of toilets for Staff and customers
- Periodic Environmental Impact Assessment Report
- Provision of Bins
- Provision of Parking space

3.1.2 Short-let / Leasing:

For the safety, peace and tranquility of residents, no property within the estate shall be rented for transient or hotel purposes. Zones are to provide adequate notices that indicate clearly that short lets are a contravention in the estate. There should be strict monitoring to ensure that property owners and occupiers do not flaunt the short-let rules. Residents should report property owners who contravene permissible use of proper residential properties to MRA. The MRA should then invite the Ministry of Physical planning for further intervention.

No parking space shall be used or leased to any person who is not a property owner/occupier. Any property owner/occupier of any property leasing the property shall promptly, following the execution of any such lease, forward confirmed copy thereof to the MRA Executive committee for approval. All leases shall be in writing through the zonal coordinator to the MRA secretariat through the Environment secretary.

Conversion of residential plots to Dormitories, Hostel and other commercial purposed by educational institutions are PROHIBITED within the estate. Zones are to ensure that such contraventions are reported to the appropriate regulatory organs for intervention.

3.1.3 Vulcanizers:

Vulcanizers in the Estate shall be limited to six (6). They shall register at the MRA secretariat and relocated to the appropriate locations to be determined by the Environmental committee.

3.1.4 Itinerant Traders:

Scavengers, cart pushers, mobile tailors (Obioma) etc. are PROHIBITED from operating within the Estate.



3.1.5 Car hire:

Each car hire service operator must have registered at the MRA secretariat with proper KYC and profiling conducted on the driver. There should also be an approved location of operation from the Environmental committee. They must also have standard vehicles approved by the Transport committee of the MRA.

3.2 ENFORCEMENT

Enforcement procedures should be passed on to the appropriate government regulatory organs by MRA's Central Management Council, with the professional support of MRA's Monitoring committee by providing useful update on building, commercial and other environmental contraventions within the estate.

3.2.1 Policing:

The MRA Security secretary with the support of the zonal security secretaries are to patrol within the estate and act as whistle blowers for any environmental or security infractions identified.

Magodo is majorly a residential estate. Therefore, no building site worker or staff working for any of the approved commercial institutions should be found within such property after 6pm. Failure of which an official report should be made by the patrolling MRA security personnel to the MRA police post for application of appropriate sanctions.

An Official request should be forwarded to MRA secretariat should there be any reasonable reason for extending work hours beyond 6pm.

3.2.2 Penalty:

Magodo Residents Association as an incorporated body that has a constitution which guides the running of the estate, MRA has the right to assign penalties to any of its policies that are flaunted by any 'resident' as properly defined by Article 4 of the MRA constitution.

However, premised on the knowledge and fact that the existence of the estate was founded as a residential scheme plan in 1981 under Lagos state Government, this policy document adopted all relevant laws and associated penalties of the Lagos state government.

In relation to application of penalty clauses within this policy; relevant quote in the revised Magodo Residential Scheme 2 (2021-2030) is as follows: 'The final land use plan for the Magodo Residential Scheme were developed as a result of interaction with stakeholders through meetings and responses received from MDAs after presentation of the final Draft plan to the Governor of Lagos State. The land use plan focused on protection of dominant residential use in the scheme and protection of the low lying areas of the scheme. Unauthorised conversions within the scheme are to revert to their original use''.

3.2.3 Grievance Procedures:

It is to be expected that grievances shall arise from time to time in any relationship. MRA in pursuit of its main objective of creating and managing a convivial atmosphere as set out above implores all residents to be mature, civil and have considerations for other residents as they conduct their activities within the estate. Below are some common grievances that may arise and the steps residents should take to correct them through means of alternative dispute resolution in order to preserve good-neighbourliness relationship between parties.



Noise from activities from a property

- A. Call the Security Supervisor to call the unit and inform them of the inconvenience.
- B. If not heeded: Call the house yourself and speak to the resident.
- C. If not heeded: Call an Exco member or Trustee to intervene.

Contravention of any other provisions of this manual

- A. Call the attention of the Property resident, and if not taken care of:
- B. Call or write a complaint to the MRA Exco.



4.0 POLICY AMENDMENT AND CONCLUSION

4.1 Policy Amendment

This policy is subject to amendments from time to time on the account of the following:

- 1) New developments in the environment that makes a part of the policy irrelevant.
- 2) Changes in laws and regulations of the State that renders a provision of the policy obsolete or non implementable.
- 3) Development in the environment that requires new provisions that will enhance the overriding purpose of the policy, which is to make Magodo Phase II a safe, serene, clean and decent environment.

The Policy Advisory Committee will be expected to provide rationale for any such amendments, obtain comments from the CMC and residents as far as practicable and presents to the CCC for consideration. In line with the provisions of the constitution, the EPER policy shall also be subject to BOT's consideration and approval.

4.2 Conclusion

The EPER is a valid Term of Reference for regulation of all building and commercial developments within the estate. This policy will be reviewed as required and will be communicated and explained to all stakeholders. It will also be displayed at appropriate locations within the estate and will be available on MRA GRA II website.

Signed:


MRA Chairman


CCC Chairman


BOT Chairman



APPENDIX I

POLICY ADVISORY COMMITTEE

Below are the names of the Policy Advisory Committee in line

- | | | |
|--------------------|-------------------|--------------------|
| 1. Fayo Williams | 4. Kunle Salami | 7. Chris Coker |
| 2. Francis Olawale | 5. Lateef Lawal | 8. Goke Olasoko |
| 3. Bisi Oni | 6. Gbenga Ajiboye | 9. Ayobami Olubiyi |



APPENDIX II REVISED MRA SCHEME MAP