



Construction Rules and Regulations



EKO ATLANTIC CITY

CONSTRUCTION WORKS RULES AND REGULATIONS

Issued by:

EKO ATLANTIC CITY MANAGEMENT LIMITED

(Issue 02 – August 2025)

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DEFINITIONS

In this manual, certain terms have been used. Please see their meanings below:

BS	British Standard
BOARD	EACML
CITY	Eko Atlantic City
CODES	The Building Standards and Codes applicable in Nigeria, as a minimum, the Nigerian National Building Code.
SUPERVISING CONSULTANTS	The appointed professional consulting firm or individual responsible for overseeing and ensuring compliance with approved designs, specifications, and regulatory requirements.
CONSTRUCTION SITE OR SITE	The area within which the Development is constructed.
CONTRACTOR	Any company engaged by the Developer or Owner to construct a building or any development within the City.
CONTRACTOR EMPLOYEES	Any employee engaged by the Contractor as well as any subcontractor and subcontractor's employees.
DEVELOPER	The person or company that finances, organizes, and manages the construction of buildings, housing projects or real estate developments.
DEVELOPMENT	(i) The carrying out of any building, engineering, mining or other operation in, on, over or under any land. (ii) The making of any material changes in the use of any land, building structure, or conversion of land, building structure from its established or approved use, and or including the placing or display of advertisement on the land, building or structure.

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(iii) The making of any environmentally significant change in the use of any land or demolition of a building including the felling of trees.

EACML	Eko Atlantic City Management Limited
EAFZM	Eko Atlantic Free Zone Management – Free Zone operators of Eko Atlantic City (a division of EACML)
EATCL	Eko Atlantic Technical Company Limited
EUNL	Eko Utilities Nigeria Limited
OCCUPANTS	The person or entities that occupy the building.
OWNER	The person or entity that holds the title to the land on which the development is built in the City.
PBM	Permanent Benchmark
PROFESSIONAL ORGANIZATIONS	<p>All Professional Organizations in compliance with the Lagos State Urban and Regional Planning and Development Law 2019 should as a minimum be certified by the following:</p> <ul style="list-style-type: none">• Architects should be certified by ARCON• Engineers should be certified by COREN• Town Planners should be certified by TOPREC• Surveyors should be certified by SURCON• Builders should be certified by CORBON• Estate Surveyors should be certified by ESVARBON• Quantity Surveyors should be certified by QSRBN
REGULATIONS	Eko Atlantic City Construction Works Rules and Regulations.
SEDFZE	South Energyx Development Free Zone Enterprise
SENL	South Energyx Nigeria Limited

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SITE WORK The spatial location of any building or structure in the City. Works
Any building, civil engineering, or engineering construction within
the City.

TM Transit Mixer

CHAPTER ONE

INTRODUCTION

1.1 Purpose of the Document

Pursuant to its delegation of powers by Lagos State through the Concession Agreement between Lagos State and South Energyx Nig Ltd,

Pursuant to the appointment by Lagos State and SENL of EACML as the Manager of the Eko Atlantic City (**The City**),

In accordance with the **Lagos State Urban and Regional Planning and Development Law of 2019**, and the creation of **Lagos State Building Control Agency (LABSCA)**, with the mission “...to ensure that basic minimum standards are maintained in building construction and renovation to ensure that buildings are safe, healthy, accessible and habitable...”,

EACML is hereby issuing the Eko Atlantic City **Construction Works Rules and Regulations (CWRR)** to provide the Rules and Regulations that govern and regulate all the Construction Activities within the City.

The CWRR is intended to ensure that the construction and developments within the city comply with:

- Internationally approved construction best practices
- Health and safety standards
- Lagos State various legislations related to construction within the state
- Environmental requirements, to maintain the city clean and unpolluted.

Additionally, this document establishes the minimum regulations needed to protect the neighbours, the existing infrastructure and public spaces, ensuring thus harmony within the City for all Residents, Businesses and Developers.

This document is intended for use by Owners, Developers and their Contractors or Agents during any Construction or Development Activities within the City.

The responsibility to comply with this Document resides with the Owner/Developer as well as the Contractors, depending on each clause provided in this document.

To monitor the compliance by the Contractors or Developers with the Document Provisions, EACML appointed a team of professionals who will visit the construction sites, perform regular checks and inspections, and record non-compliances.

The detected non-compliances will be dealt with appropriate measures ranging from Notices, to Fines, and if absolutely necessary, to Site Closures.

1.2 Code of Practice:

In addition to the CWRR, EACML is introducing a separate document called **Code of Practice for Structural Works.**

The Code of Practice is intended to introduce in detail the internationally approved best practices for the construction of structural works.

Contractors are required to abide by the Code of Practice recommendations, as they will be used by EACML to monitor the construction activities. Non-compliance with the Code of Practice can be a source of penalization.

1.3 Types of Development Permits in Eko Atlantic City

- **Preliminary Design Approval (PDA):** Confirms that your concept design meets City rules (setbacks, parking, floor area ratio, etc.).
- **Final Design Approval (FDA):** Approves your schematic design and calculates the planning assessment fees.
- **Temporary Building Permit (TBP):** Allows piling and foundation works to start while your detailed building design is being finalized.
- **Final Building Permit (FBP):** Grants full approval to start and complete construction, subject to compliance checks.
- **Renovation Permit:** Required before making any internal or external upgrades to an existing building.
- **Alteration and Addition Permit:** Needed when changing the structure or adding new parts to an existing building.

- **Modification to Building Permit (MBP):** Required if you decide to change your project after construction has already started.
- **Demolition Permit:** Mandatory for taking down any building or structure.
- **Fencing Permits:**
 - **Permanent Fencing Permit:** Required for installing any permanent boundary fence around a plot, subject to EACML-approved designs.
 - **Temporary Fencing Permit:** Governed by the EACML Construction Rules for site security during construction.