
# Weekly Real Estate News Digest

**Abuja Real Estate: The Developments Shaping the Capital This Week**

*September 13th – September 18th, 2026*

Abuja's real estate landscape remained active this week as the FCT Administration moved to strengthen the resolution of land disputes, continued interventions against flooding, and new housing developments expanded the capital's property supply. Across Nigeria, housing finance, real estate investment trusts, land fraud and the wider investment market also remained important areas of activity.



For property investors, these developments are significant because land administration, infrastructure, housing supply, financing, development control and wider investment activity can all influence the security and long term value of property.

##### 1. FCTA Reconstitutes Committee to Resolve Abuja Land Disputes

The Federal Capital Territory Administration has reconstituted its Alternative Dispute Resolution Committee under the Department of Land Administration to improve the way land related disputes are handled in Abuja.

The committee is expected to mediate and conciliate disputes, review complaints and petitions, examine relevant land records and recommend appropriate resolutions. The initiative is intended to provide an alternative to lengthy litigation in suitable land related cases.

Land disputes remain an important issue in Abuja because property transactions can involve questions around ownership, allocation, documentation, boundaries, development rights and competing claims.

For property buyers and investors, the development reinforces the importance of proper land verification before purchasing. A property should not be assessed only by its location or price. Buyers also need to establish who owns the land, whether the title can be verified and whether there are existing disputes or restrictions affecting the property.

##### 2. FCTA Steps Up Drainage Desilting as Abuja Flood Concerns Continue

The FCT Administration has commenced major desilting operations across Abuja following recent flooding in different parts of the capital.
The Department of Facilities Maintenance and Management is clearing drainage channels, gully inlets and manholes that have become blocked by silt, debris and waste. Areas covered include Asokoro, Jabi, Apo, Gudu and parts of the city around Constitution Avenue.
The intervention comes after continued concerns about flooding during the rainy season. Earlier assessments by the FCTA identified inadequate drainage, undersized bridges and obstruction of natural waterways as contributing factors to flooding in parts of Abuja.
Infrastructure remains an important consideration for property investors. Roads, drainage and stormwater management can affect accessibility, safety and the long term usability of a property.
The recent completion of a 15 kilometre road network in the Karu corridor has also been linked with improved drainage, reduced flooding and better movement through the area. The project connects the Karu Interchange with Customs Clinic Junction and includes several feeder roads.
For investors, the developments show why infrastructure should be considered alongside the property itself when assessing an area.



#### 3. Abuja Begins Development of 2,400 Unit Housing Estate in Wasa

A new 2,400 unit housing estate known as The Embassy has broken ground in Wasa District, Abuja.
The project is being developed on approximately 101 hectares of land and is positioned as a response to Nigeria's housing shortage. Reports on the development have linked the project to the wider need for increased housing supply in the Federal Capital Territory.
The project is significant because Abuja continues to experience population growth and increasing demand for residential property.
Large housing developments can also stimulate demand for supporting infrastructure, retail businesses, transportation and other services around developing districts.
For property investors, new housing developments can provide an indication of where future residential activity may emerge. However, investors still need to consider factors such as infrastructure, title, accessibility, development plans and actual demand before committing funds.

#### 4. MOFI Plans to Use Capital Markets to Support Housing Development

The Ministry of Finance Incorporated (MOFI) has announced plans to leverage the Nigerian capital market to help finance large scale housing projects.
According to MOFI, the MOFI Real Estate Investment Fund (MREIF) is expected to support the government's One Million Homes Presidential Initiative by bringing together capital market resources, pension funds and other sources of finance to support housing development and mortgage access.
The proposal is significant because one of the major challenges facing Nigeria's housing sector is not simply the availability of land, but the ability to mobilise sufficient long term capital for

construction and home financing.
If implemented effectively, capital market participation could provide developers with additional financing options while creating another channel through which investors can gain exposure to the housing sector.
It also highlights the growing connection between real estate and the financial markets, where housing development can increasingly involve institutional investors, pension funds, mortgage finance and investment vehicles.

##### 5. Nigeria’s REIT Market Records $230 Million Combined Market Capitalisation

Nigeria’s Real Estate Investment Trust market continues to develop, although it remains relatively small compared with the broader African REIT market.
A new report highlighted that Nigeria currently has five REITs with a combined market capitalisation of about $230 million, compared with an estimated $30 billion African REIT market. South Africa accounts for the majority of the continent’s REIT market.
REITs provide investors with a way to gain exposure to income producing real estate through financial markets without necessarily purchasing and managing a physical property themselves.
The development is relevant to Nigerian investors because it shows that real estate investment is not limited to buying land or houses. Investors can also participate through professionally managed real estate investment structures.
For the wider property industry, the growth of REITs could contribute to the development of more formal channels for real estate investment and capital mobilisation.



##### 6. Land Fraud Case Highlights the Importance of Property Verification

The Economic and Financial Crimes Commission has arrested the managing director of a real estate company in connection with an alleged ₦128 million land fraud case in Anambra State.
According to the EFCC, the case followed a petition alleging that five plots of land were offered for sale despite claims that the property formed part of government land. The commission said investigations are ongoing and that the suspect will be charged after investigations are concluded.
The case is another reminder of the risks that can arise when buyers rely solely on information provided by sellers or agents.
Property verification should include confirming ownership, examining relevant title documents, conducting appropriate searches and establishing that the property is not affected by government acquisition, disputes or other restrictions.
For land investors, verification is part of the investment itself. A cheap property with unclear ownership can ultimately become far more expensive than a properly documented property.

### What This Means for Property Investors

This week's developments show that Abuja's property market is being shaped by more than property prices alone.

The FCTA's renewed focus on land dispute resolution highlights the importance of proper documentation and verification when purchasing property. Land buyers need to establish that the property they are considering is properly documented and free from unresolved claims.

The continued focus on flooding also shows why infrastructure matters. Drainage, road access, waterways and surrounding development can directly affect the usability and long term attractiveness of a property.

At the same time, the launch of a 2,400 unit housing development in Wasa shows that private developers continue to respond to the demand for housing in Abuja. New projects can create additional housing supply while also contributing to the development of surrounding areas.

The proposed use of capital market funding for housing and the growth of Nigeria's REIT market also show that real estate investment is becoming increasingly connected to formal financial markets.

For anyone considering land or property investment in Abuja, the key lesson this week is simple: Do not look at the property alone. Look at the land, the title, the infrastructure, the surrounding development and the financial structure behind the investment.



A property's location matters, but so do the roads leading to it, drainage around it, government planning for the area, the documentation supporting ownership and the development taking place around it.

Understanding these factors can help investors make more informed property decisions as Abuja continues to expand.

**Weekly De Velli News**

Keeping you informed about Abuja real estate, property investment and the developments shaping the capital.

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