

KEY UPDATES AND DEVELOPMENTS IN NIGERIA'S REAL ESTATE AND INFRASTRUCTURE ECONOMY

Nigeria Tax Act 2025 - Impact on Real Estate and Infrastructure Transactions



The Nigeria Tax Act 2025 came into force on 1 January 2026 and represents the most significant overhaul of Nigeria's tax framework in decades. For Real Estate and Infrastructure practitioners, the most material changes are; Capital Gains Tax for companies, which has increased to 30%, directly affecting asset disposals and portfolio

scale companies; and offshore disposals of Nigerian assets are now taxable, impacting M&A and restructuring strategies involving cross-border holding structures.

Comment:

Real Estate and Infrastructure practitioners should review their transaction structures, holding arrangements, and any planned asset sales or refinancings in light of these changes and engage counsel before executing any deal with a Nigerian Real Estate or Infrastructure component. Early-stage legal and tax input will be critical to managing exposure, preserving deal value, and ensuring compliance with the expanded scope of the Act.

For more information, please click [here](#) and here

The Commissioning of the Remodelled Tolu Group of Schools complex



Tolu schools Complex located at Ajegunle Lagos State has been transformed into a large integrated educational community with the addition of 12 new classroom blocks rounding it up to 36 school which comprises of 15 junior secondary schools, 16 Senior secondary schools and 5 primary schools. The complex is proposed to accommodate over 20,000 students. This has been described as

a transformational project and a benchmark for future educational infrastructure across the country. The project also featured a four-storey building proposed to be a vocational and skills acquisition center with dedicated workshops, a facility designed to bridge the gap between academic instruction and practical competence.

Comment:

The project is a strategic intervention aimed at strengthening human capital development and positioning young Nigerians for a competitive global economy. Such sustained investment in education infrastructure remains critical to building a workforce capable of driving innovation, creating jobs and ensuring long-term national development.

For more information, please click [here](#).

Beware of Illegal Structures on State Owned Housing Estates



The Lagos State Government has warned residents of state-owned estates to refrain from constructing illegal structures or violating allotment regulations. This statement was issued concerning the increasing number of unauthorised extensions and developments within the estate. The Permanent Secretary of the Lagos State Ministry of Housing (“the Permanent Secretary”), Abdulhafis Toriola, during a stakeholders’ meeting with executives of the Ojokoro Estate Residents Association, Meiran, emphasised that the objective is intended to improve security and enhance the overall aesthetic of the estate. The Permanent Secretary stressed that state-owned housing estates are planned communities developed to certain standards

and unauthorised alterations could affect infrastructure stability, environmental balance and public safety. He warned that enforcement actions would be taken to safeguard public assets.

Comment:

Recently, several illegal structures in Lagos State have been removed by Lagos State Building and Control Authority’s (LASBCA) due to the Lagos State Government’s renewed drive to strengthen compliance with building regulations. This reflects the Lagos State Government’s broader obligation to safeguard public safety by ensuring that buildings and public structures meet the prescribed structural and planning standards. This is essential to address the associated risks with unauthorised alterations which include structural failure and the potential loss of lives and property. For residents of state-owned housing, this development emphasises the importance of strict adherence to applicable regulatory laws and estate guidelines. Non-compliance may expose residents to enforcement measures which can include demolition or other regulatory sanctions.

For more information, please click [here](#).

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