



**SHELTER AFRIQUE**

Financing Affordable Housing for Africa

# **ASO HOUSING CONFERENCE + EXHIBITION**

ABUJA, APRIL 2013

TOWARDS 500,000 HOUSING UNITS BY 2016

# THE CASE FOR A **NEW APPROACH** TO DELIVERY.

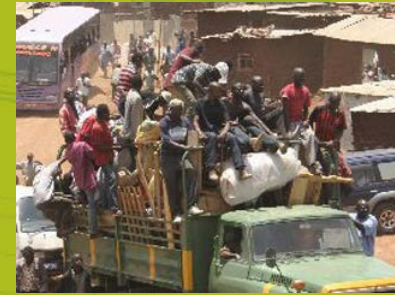
FEMI ADEWOLE  
SHELTER AFRIQUE



**SHELTER AFRIQUE**  
Financing Affordable Housing for Africa

**During the course of this presentation.....**

**350 families** would have migrated to one of the major cities in Nigeria in search of a new life.



**By the end of the month....**

**25000** of them will be looking for housing they can afford.



For up to **23750** of them, this need will be met in temporary and informal settlements on the edge of our urban centres!.



# Key Messages



Single minded **large scale housing programme** is required. Current approaches while well intended are not sufficient. We must build at an unprecedented scale.



To succeed, the **challenges of technology, economic viability, and capacity** must be overcome.



We believe that a decisive shift towards **manufacturing based housing solutions** offer the best chance of meeting the challenges.



# Someone thought about this in 1908....



**Model T produced in 1908 by Ford Motor Company was the first car to be manufactured by ASSEMBLY LINE PRODUCTION rather than HAND CRAFTED METHOD and became the AFFORDABLE car for mass Americans.**



# But in 2013...



**Housing in Nigeria is still largely HAND CRAFTED block by block and layer by layer and are unaffordable to large sections of the population**



**SHELTER AFRIQUE**  
Financing Affordable Housing for Africa

# Why.....?

## **Huge shortage of affordable housing**

14 Million+

## **Urbanization**

40% by 2025

## **When we Know**

## **Limited Land**

Inefficient land use/finite supply

## **Housing Finance**

Requires new products , certainty consistency and value

## **Low Income**

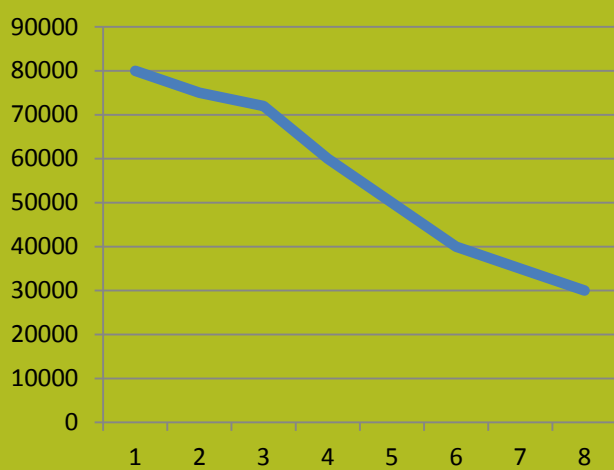
85% of population earn less than US\$60/month







# Different outcomes.....



AUTO COST INDEX



HSG COST INDEX

Whereas the indexed cost of cars continue to decline due to continuous improvements in the manufacturing process, cost of homes are on the increase.



# Standardisation

**Customized** = Expensive

Expensive = **Not Affordable** to Masses

from 160 million to 300 million by 2025

---

**Standardisation** = Affordability

*Not in Control*

**LAND & APPROVALS**

*A lot of current discussion is  
focused on NOT IN CONTROL*

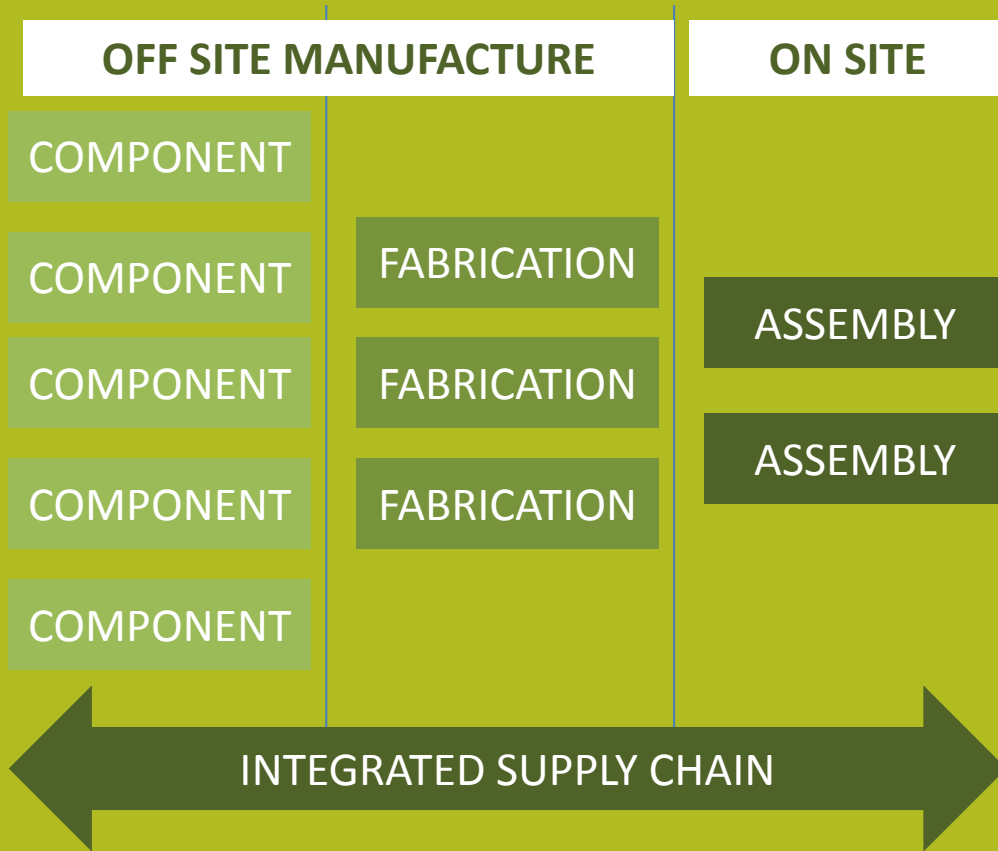
*In Control*

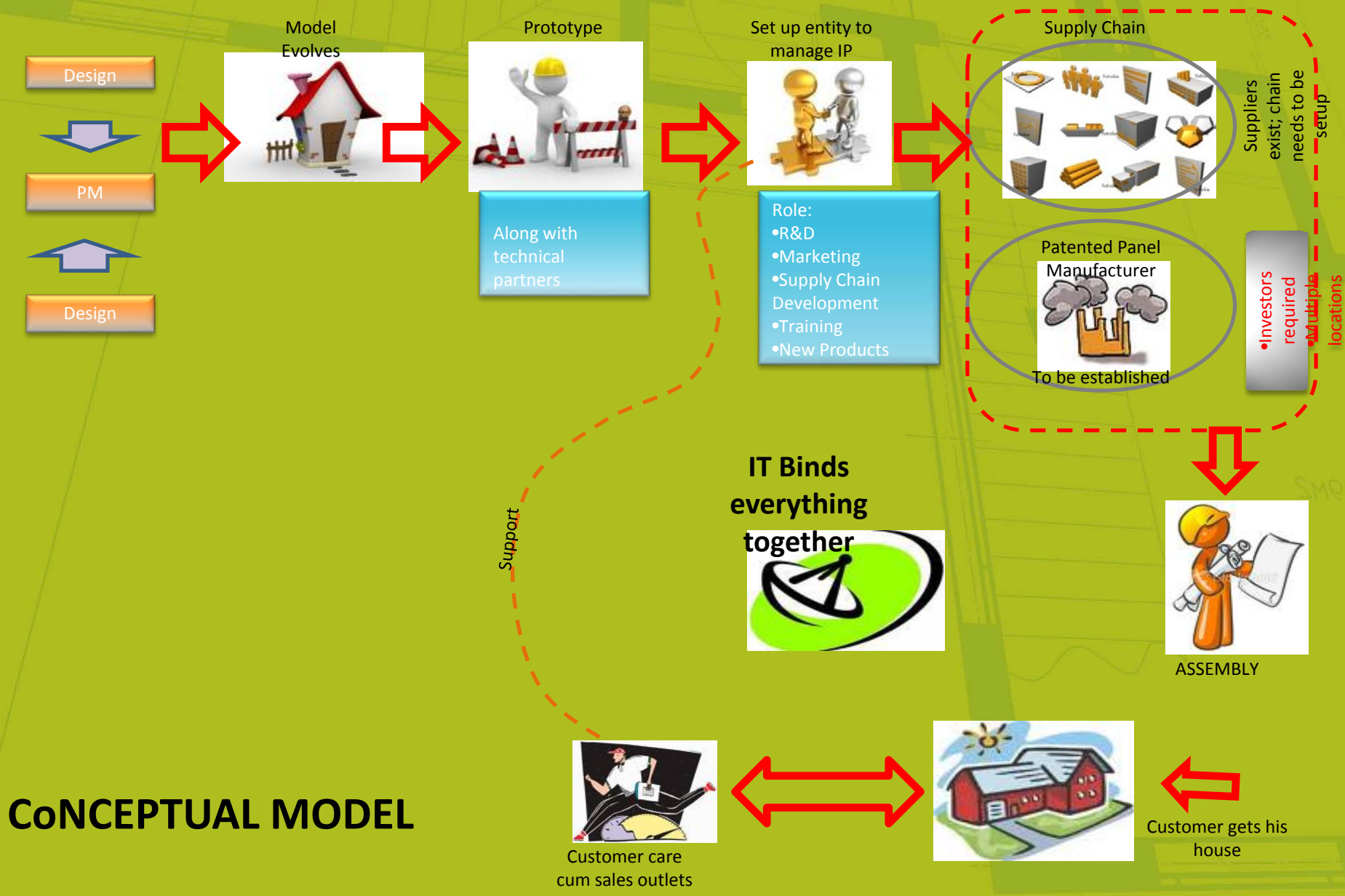
**PLANNING & CONSTRUCTION**

*Scope for INNOVATIONS and new  
business models*



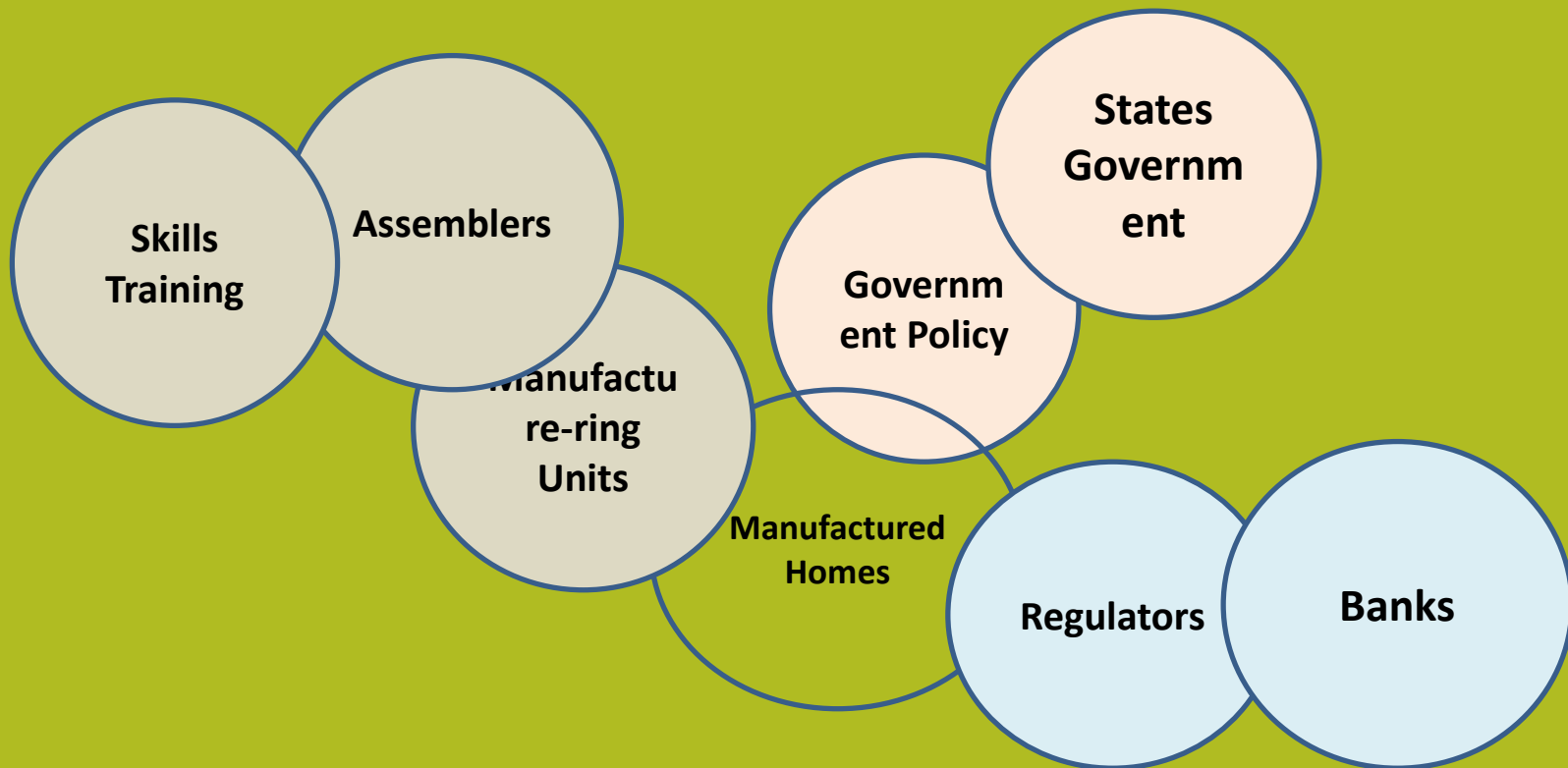
# Integrating manufacturing and house building...





# The ecosystem

Mass housing through assembly line production would require building an eco system



# India Concept Home

Over **4.2m homes** in 10years with 7 “initiating directives”:

- Provide a house at a maximum cost of **US\$20-24/sf** using a process executable on a mass scale;
- Minimum **90% off-site** manufacturing;
- Achieve **High Quality** Finish
- Onsite Assembly in less than **6 weeks**
- Eliminate the use of on-site material handling equipment;
- Buyers **Options**;
- Energy **Efficiency** Standards



# Value added

Urban development

Health

Jobs

Education

Housing finance

Manufacturing

Well being







# Thank you

**T: 254202722305-9**

**E: [info@shelterafrique](mailto:info@shelterafrique)**

**W: [www.shelterafrique.org](http://www.shelterafrique.org)**



**SHELTER AFRIQUE**  
Financing Affordable Housing for Africa