

ACHIEVING AFFORDABLE HOUSING DELIVERY BY CREATING 500,000 HOUSING UNITS BY 2016.

DELIVERY AND INFRASTRUCTURE – BUILDING INNOVATIONS
TO ACHIEVE TARGET

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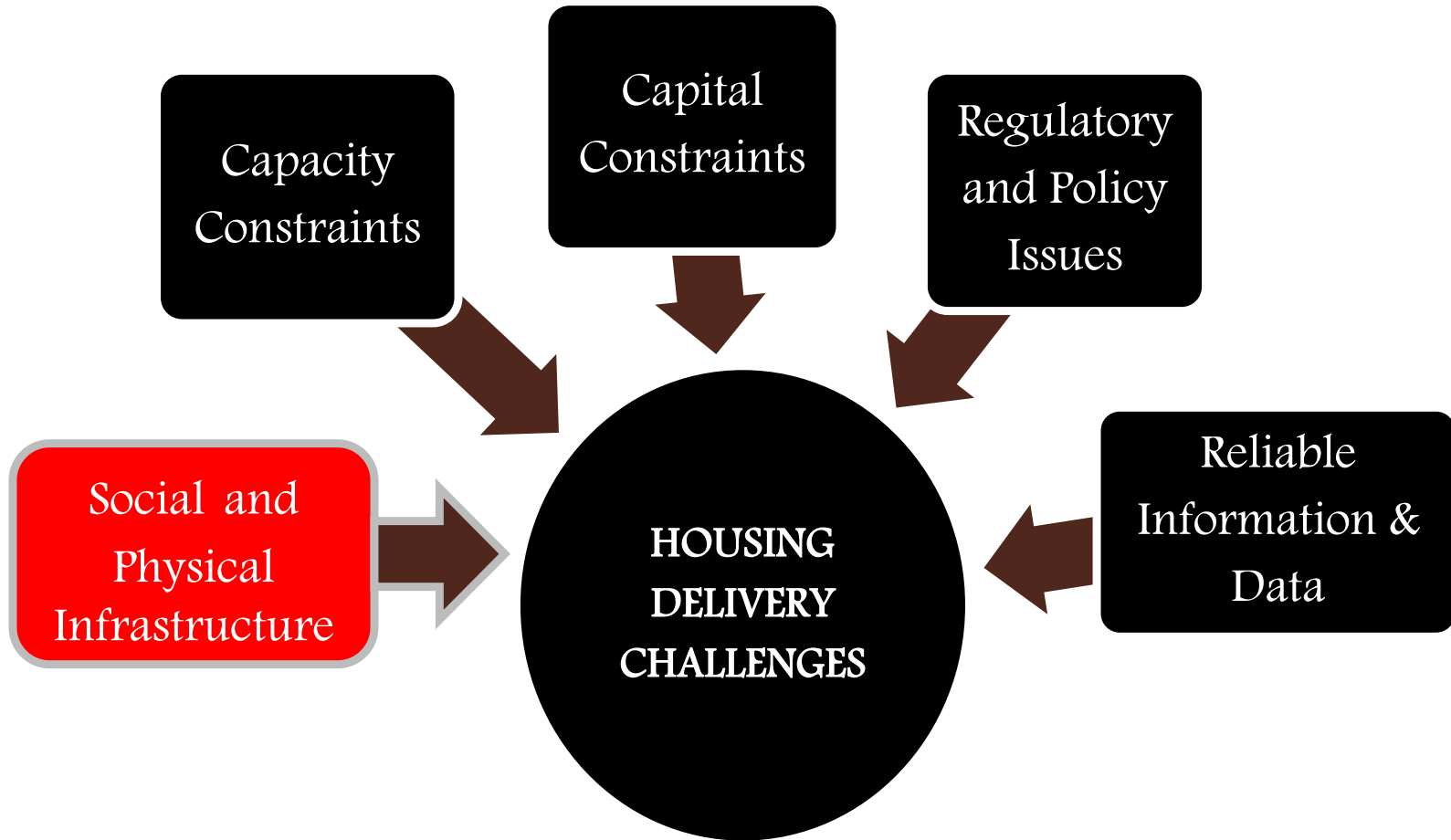
- Housing and Infrastructure are significant factors in gauging a country's development.
- Infrastructure is the set of interconnected structural elements that provides a supporting framework for sustaining or enhancing living conditions. This includes roads, water supply, electrical grids, sewage disposal system, telecommunications, and public buildings such as airports, hospitals, schools, etc.
- Housing can be seen as both economic and social responsibilities of ensuring members of a society have a home to live in.



There are challenges to building the sustainable housing and infrastructure required by a growing population. Innovations are needed in:

- design
- materials
- construction processes and building technology
- financial accessibility.
- reliable statistics/data for informed strategies
- land acquisition/transfer processes
- physical and social environment





The Nigerian Building Culture

- Pre-independence – Near total dependence on earth building techniques (sun-dried bricks and wattle and daub mud wall construction).
- Independence / Oil Boom – Urbanization and crave for western building techniques coupled with the cement revolution led to the gradual extinction of the erstwhile earth building techniques.
- While other countries were developing various earth building techniques to meet the housing needs of their populace, the technique became associated with the poor in Nigeria and not fashionable for housing purposes.



- **DESIGN**
- **MATERIALS**
- **BUILDING METHODS**



DESIGN

Cultural
Climatic
Fragmentation
Functionality
Lack of Owner's Input

MATERIALS

Expensive
Imported

BUILDING METHODS

Technical
Complex



NEW TECHNOLOGY

Industrialized Pre-cast
Modular Formwork

Advantages

- Economics of Scale
- Quick & Timely
- Efficiency

Disadvantages

- High Initial Capital Outlay
- Not flexible



DESIGN

Cultural – Courtyards;

Climatic – High windows; Thick walls; Thatched roofs; rough walls

Fragmentation – Communal;

Functionality – Privacy;

Lack of Owner's Input – Owner Involvement

MATERIALS

Expensive – Cheap

Imported – locally sourced

BUILDING METHODS

Complex – Simple

SEASONAL MAINTENANCE



1. Develop appropriate financing programs/work with communities: Apart from the much discussed difficult-to-access formal financing opportunities, affordability of homes can be enhanced if cooperative relationships among low-income communities, developers, government and the financial sector are established. The government and private sector stakeholders should collectively, create low-income housing strategy where supportive housing financing programs will be established e.g. housing microfinance. This is still underdeveloped in Nigeria.



A process can be innovated where:

- a. Building material acquisitions will be arranged on favorable terms with low income communities or groups seeking for housing.
- b. Training programs and equipment to enable people build their homes are provided.
- c. There will be support from the government and/or private sector via expertise supervisory role or technical assistance.

2. Research and develop better building products and appropriate building technology

3. Create favorable policies related to land and building.



4. Capacitate and engage workers in the construction sector
5. Foster supply chain sustainability
6. Generate and make available reliable data and information to stakeholders concerning housing demand and supply,
7. Develop sustainable framework for an integrated housing development strategy
8. Provision of site and services by government for developers



Thank you

