



DECLARATION BY DELEGATES TO THE 17th ANNUAL AFRICA INTERNATIONAL HOUSING SHOW HELD IN ABUJA, NIGERIA BETWEEN 24th – 27th JULY 2023.

We, housing practitioners and stakeholders in the African Housing Sector, having met with colleagues from the public, private and NGO sectors from 32 countries over four days, express our commitment to work together towards ensuring access to green affordable housing for all Africans.

We Note

1. That after almost half a century after independence a significant proportion of Africans, especially those on low and medium income do not have access to good quality housing they can afford. About 70% of people living in sub-saharan Africa continue to live in informal settlements;
2. That whereas there has been increased dialogues, initiatives aimed at improving access to affordable housing, actual progress in terms of the number of homes built or bought via the formal sector is modest. Therefore, the need to progress from rhetoric to actually delivery of new homes;
3. That the lack of data is a significant impediment to the development of the housing sector. It inhibits investment and has adverse effect on the efficiency of Africa's housing market;
4. That there is very limited awareness of the urgent need to build green and reduce carbon emission arising from the housing development process. This is critical in the face of increasing negative impact of climate change and the disproportionate effect on low and medium income households.

THEREFORE,

We call on the Federal Government of Nigeria to formally adopt the National Housing Strategy launched in May 2023 and require States and relevant Government Agencies including the Federal Mortgage Bank, the Federal Housing

Authority to develop a clear implementation plan under the management of a Presidential Delivery Unit. We urge the PDU to publish performance against targets quarterly using relevant but accessible media;

We call on all stakeholders to collaborate in developing a reliable housing data system. Specifically, we urge collaboration by the Central Bank, Mortgage Bankers Association, Real Estate Development Association of Nigeria, The Mortgage Refinance Company, The Nigeria Bureau of Statistic, the Nigeria Population Commission to establish a unified Housing Database under the management of the Nigeria Mortgage Refinance Company;

We call on all stakeholder to support change towards adopting more sustainable and environmentally friendly housing construction, servicing, and maintenance practices. We urge Private and Public Sector Developers to commit to a move towards net zero targets in new housing developments. Furthermore, we urge providers to embrace green certification processes such as the IFC Edge on new developments.

We urge further investigation of non-developer led, incremental housing delivery, as well as partnership with Co-Operatives to broaden access to affordable housing;

We urge the Administration of President Tinubu to give an urgent and critical focus to the manufacture and use of local construction materials. It is unlikely that without success in this area, the administration's promise to improve access to affordable housing can be achieved. Local manufacture of building material will reduce pressure on foreign and create hundreds of thousands of jobs.

We urge collaboration between the Build professional bodies to develop a framework for standardizing building design and components towards supporting improved affordability of new homes. We specifically invite the Professional Bodies to consider development of a National Housing Design Manual which whilst recognizing regional and cultural differences leverages standardization and technology to improve the efficiency, quality and safety of the house building process.

Recognizing that about 70% of Nigeria's population (about 150m) are classified as young under the age of 30, we urge collaboration between Private Sector and

Public Sector to develop appropriate housing solutions for this important segment of the population. We believe that the continuing development of PropTech offers significant potentials for enabling young people to meet their housing needs and should be harnessed.

Finally, given that up to 80% of Nigerians especially those on low and modest income rent their homes often from amateur landlords with no security of tenure and in poor quality and unsafe environment we urge that the provision of rental housing be recognized as a prominent aspect of the new National Housing Strategy.

