

Today we are assembled here to present our opinions on:

Setting Up Sustainable Structures & Mobilizing Private Investments For Housing Delivery In Nigeria.

The key word here is housing delivery.

Since the 1990s there has been a steady rise in the housing deficit, from 7 million in 1991 to 14 million in 2010 and we are currently at a staggering 20 million officially and that number is growing.

Our national urban growth rate is 4.3%. Meaning well over 120 million Nigerians will be living in urban centers by 2030.

To keep up with this astronomical growth, especially with cities like with cities like Lagos, Ibadan, and Kano experiencing an annual increase of 20 per cent in housing demand, 700,000 housing units must be built every year non-stop for the next 20 years.

Currently our national housing output is 100,000 units. At this rate it will take us 200 years to clear the deficit of 20 million houses. Experts believe only 10% or less of Nigerians are able to pay for the houses currently in the market. 80 to 90% are underserved or not served at all.

This is not just a desperate situation but a huge opportunity to come up with innovative local alternative building technologies that will efficiently deliver affordable houses to Nigerians.

Technology increases modulation and predictability in construction. These are 2 universally recognized inputs guaranteed to lower cost and increase quality and efficiency. Several such smart building technologies are already in use around the world but would require local adaptations and huge investment to bring here. These added costs of technology transfer, technical support, training, machinery and associated logistics will add to the final cost of the building. However, if these technologies can be developed in Nigeria and deployed without these extra costs then housing can now be truly affordable.

Following the loud and clear call by government and industry experts, my company undertook the research and development of the first indigenous 3-tier interlocking block system that can compete favorably with other systems from other parts of the world. Our blocks grip horizontally with each other as well as vertically going 10cm deep into the next block. Thirdly, they are further locked through reinforcements placed intermittently through the block's service channels in all walls. We went further to meet our building preferences by engineering lintels and in to out openings for AC ducts. These features are absent from similar systems around the world.

This is not just a vision. It's a reality as we currently fabricating our block machines in Nigeria and will take delivery before the end of the year.

The advantages of our system include:

This system is designed and configured to deliver high quality and affordable housing through an efficient process that cuts construction time, reduces wastes and generates employment.

The system uses 7 basic block units to form walls and openings.

The system delivers on quality, time and cost.

1. The system helps you to build faster cutting construction time by 50%.
2. The blocks do not require mortar at joints as they are designed to interlock.
3. The blocks are self-aligning and do not require skilled labor.
4. Reinforcements run through walls giving them strength and the mechanical framework necessary for tensile and compressive integrity.

The system can be used for all types of building projects:

- Residential
- Institutional
- Industrial
- Commercial
- Special use structure

Ladies and gentlemen, technology, particularly indigenous technology, presents the most viable and sustainable path forward to make housing not only affordable but available for all Nigerians. It is my hope that as developers and stakeholders we will embrace and invest in it.