

AMO1



TOPIC

- ◆ **Social Housing: A Means of Even Development for the Developing Nations**
- ◆ **– Nigeria as a Case Study (6312)**

W A O AKEWUSOLA, fniqs

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PROFILE OF THE RESOURCE PERSON

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INTRODUCTION

- The United Nations groups the 195 sovereign nations, 72 dependent areas and disputed territories according to their economic and social development. The groups are:
- More developed regions comprise Europe, Northern America, Australia/New Zealand and Japan.

INTRODUCTION Cont'd

- Less developed regions comprise all regions of Africa, Asia (excluding Japan), Latin America and the Caribbean plus Melanesia, Micronesia and Polynesia.
- The least developed countries are 48 countries, 33 in Africa, 9 in Asia, 5 in Oceania plus one in Latin America and the Caribbean.
- Other less developed countries comprise the less developed regions excluding the least developed countries.

INTRODUCTION Cont'd

- Therefore, this paper will exclude the first and the last groups and includes only the second and third groups.
- The Developing Nations have a problem of "Rural-Urban Migration".
- This is due to uneven development they experience.
- To a large extent, the development in these nations is only based on the capital towns and the city centres.

INTRODUCTION Cont'd

- A typical example of this is Nigeria, a large nation of about 160million inhabitants.
- From the Population Reference Bureau (PRB's World Population Data sheet) is the most populous in Africa and ranked tenth in the world.
- While from the World factbook CIA(USA) (2012), she is the 7th most populous nation with estimated population of 170m and has the geographical area of 923,768Km² to rank 32nd in the world.
- The population density is 184.2/ Km² rank as the 71st worldwide.

INTRODUCTION Cont'd

- Only about 47.2 millions live in the towns/cities that has a population over 100,000 inhabitants in the 73 towns/cities.
- This is about 28% of the total population.
- Not all inhabitants of these towns/cities have roofs over their heads.
- There is gross inadequate housing stock in the Nigerian urban centres.

INTRODUCTION Cont'd

- With rising in cost of building materials daily, the solution is not foreseen in the nearest future.
- According to World Bank (2012), Nigeria needs an annual housing stock of 720,000 units for the next 20 years in order to overcome the deficiency of about 14-16 million units.
- Regrettably, she builds less than 20,000 units annually as housing is a commercial venture in Nigeria.

HOUSING & SOCIO-ECONOMIC PROBLEMS IN NIGERIA

The solution to the housing problems is not different from other socio-economic problems facing the nation.

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HOUSING & SOCIO-ECONOMIC PROBLEMS IN NIGERIA Cont'd

- ❖ Various past governments both at States and Federal have been trying to make sure that an average Nigerian is given a decent accommodation.
- ❖ Many policies have been put in place to get all these problems solved, but without success.

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Urban Population Growth in Nigeria -Historical Data

Year	Total National Population ('000)	Urban Population ('000)	% Urban Population
1921	19,923	1,345	7.2
1931	19,923	1,431	7.2
1953	30,403	3,237	10.6
1963	55,670	10,627	19.1
1991	88,969	31,800	35.7
2000*	125,000	57,000	45.6
2004*	130,000	62,660	48.2

* Estimates

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Nigerian Socio-Economic Statistics

INDICATORS	2009	2010	2011
Life expectancy	51	51	52
Total Population	154	158	162
Rural population	80	81	82
Urban Population	74,696,219	77,628,943	80,610,181
GNI per capita PPP(\$)	2,040	2,160	2,290
GDP (\$, 000)	168,587,268	228,637,856	243,985,812
GDP growth (Annual %)	7	8	7
Urban Population (% of total)	48	49	50
Urban Population growth (annual %)	4	4	4
Rural population	79,791,853	80,794,239	81,860,556
Rural Population (% of total)	52	51	50
Population Density/km2	170	174	..
Population in largest city	10,202,542	10,577,672	..
Pop in Largest city (% of urban pop)	13	13	..
Pop of urban agglomeration more than 1m	22,984,430	23,803,349	..
Pop of urban agglomeration more than 1m(% of total pop)	15	15	..

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Nigeria's Socio-Economic Performance

World Indicators	Ranks in 2012 Data
Gross National Product	57
PER CAPITAL GNP	187 TH
Purchasing Power Parity (PPP)	51 ST
Per Capita PPP	194 TH
Human Development Indicator (HDI)	150 th out of 174 with 0.459
Human Development Indicator (HDI)	Lagos Ranks 1 st with 0.720

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Nigeria's Socio-Economic Performance Cont'd

YEAR	2005	2006	2007	2008	2009	2010	2011
Total Population	140m	143m	147m	151m	154m	158m	162m
GNI per capita PPP	\$1,540	\$1,800	\$1,860	\$1,960	\$2,040	\$2,160	\$2,290
GDP /000,000,000)	\$112.2	\$145.4	\$165.9	\$207.1	\$168.6	\$228.6	\$244
GDP Growth (Annual %)	5	6	6	6	7	8	7
Urban Population	63m	66m	69m	72m	74m	78m	81m
Urban Population (% of total)	46	46	47	48	48	49	50
Urban Pop. Growth (annual %)	4	4	4	4	4	4	4

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Nigeria's Socio-Economic Performance Cont'd							
YEAR	2005	2006	2007	2008	2009	2010	2011
Rural population	76m	77m	78m	79m	79.8m	80.8m	81.9m
Rural Population (% of total)	54	54	53	52	52	51	50
Population Density/Km ²	154	157	161	165	170	174	..
Pop. in largest city	8.8m	9.1m	9.5m	9.8m	10.2m	10.6m	..
Pop. in Largest city (% of urban pop)	14	14	14	13	13	13	..
Pop. of urban agglomeration more than 1m	20.0m	20.7m	21.4m	22.2m	23.0m	23.8m	..
Pop. of urban agglomeration more than 1m(% of total pop)	14	14	15	15	15	15	..

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The New Partnership for African's Development (NEPAD)'S CITY GOAL

NEPAD city goal which fully recognized the role which the cities can play in the economic revival of Africa. The characteristics set for NEPAD city are as follows:

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The New Partnership for African's Development (NEPAD)'S CITY GOAL

- Functional, economically efficient, equitable, environmentally safe and secured;
- Livable and well managed city in which most of the services are available and accessible;

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The New Partnership for African's Development (NEPAD)'S CITY GOAL

- Conducive environment for attracting capital;
- Private sector investment, and
- Ecological balance and symbiotic relationship with its hinterland.

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FORUM ON (NEPAD)'S CITY GOAL

- 1st City Consultative Forum hosted by the Lagos State Government between 11th and 13th May 2004, on the Sustainable NEPAD Cities Programme, several challenges on sustainable human settlements management were identified.

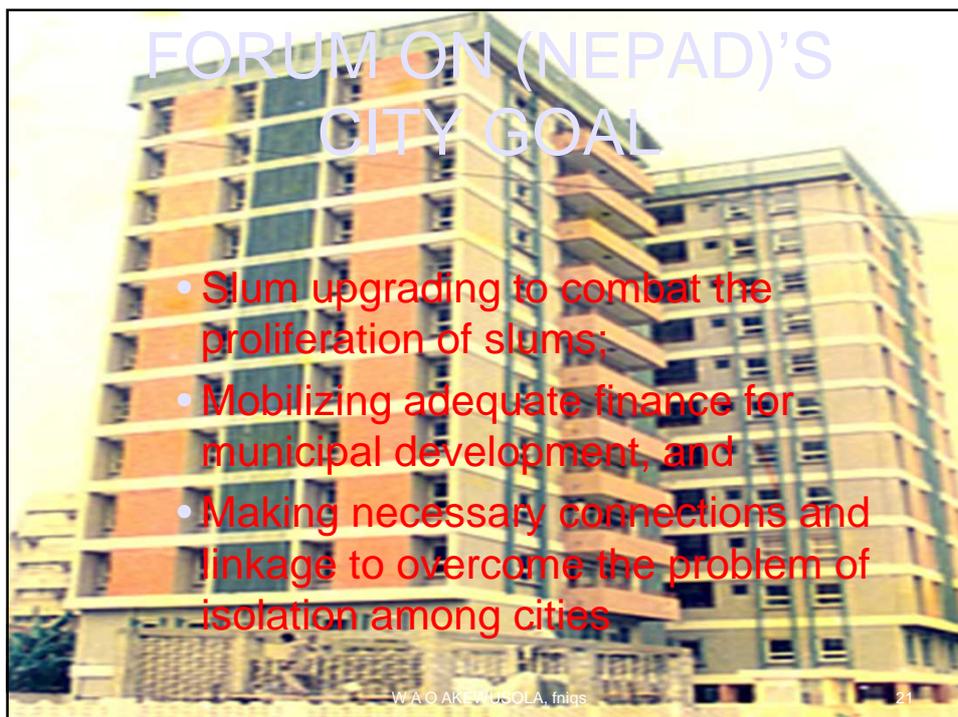
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FORUM ON (NEPAD)'S CITY GOAL

- These include:
 - Effective management of rapid urbanization and addressing the urbanization of poverty;
 - Promoting full urban employment;
 - Provision of adequate urban infrastructure;

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FORUM ON (NEPAD)'S CITY GOAL

- Slum upgrading to combat the proliferation of slums;
- Mobilizing adequate finance for municipal development, and
- Making necessary connections and linkage to overcome the problem of isolation among cities

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RESULT OF (NEPAD)'S CITY GOAL

- Reviewing the development in Nigeria since NEPAD had set the goals; nothing physically could be seen to have been carried out.
- The following are the resultant problems as a result of lackadaisical attitude of government on housing delivery:

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RESULT OF LACK OF EFFECTIVE HOUSING POLICY IN NIGERIA

- ❖ **UNEVEN REGIONAL DEVELOPMENT**
- ❖ **DWINDLING LAND STOCK**
- ❖ **UNEMPLOYMENT**
- ❖ **HIGH INTEREST RATE IN HOUSING FINANCE**
- ❖ **HIGH COST OF MATERIALS**

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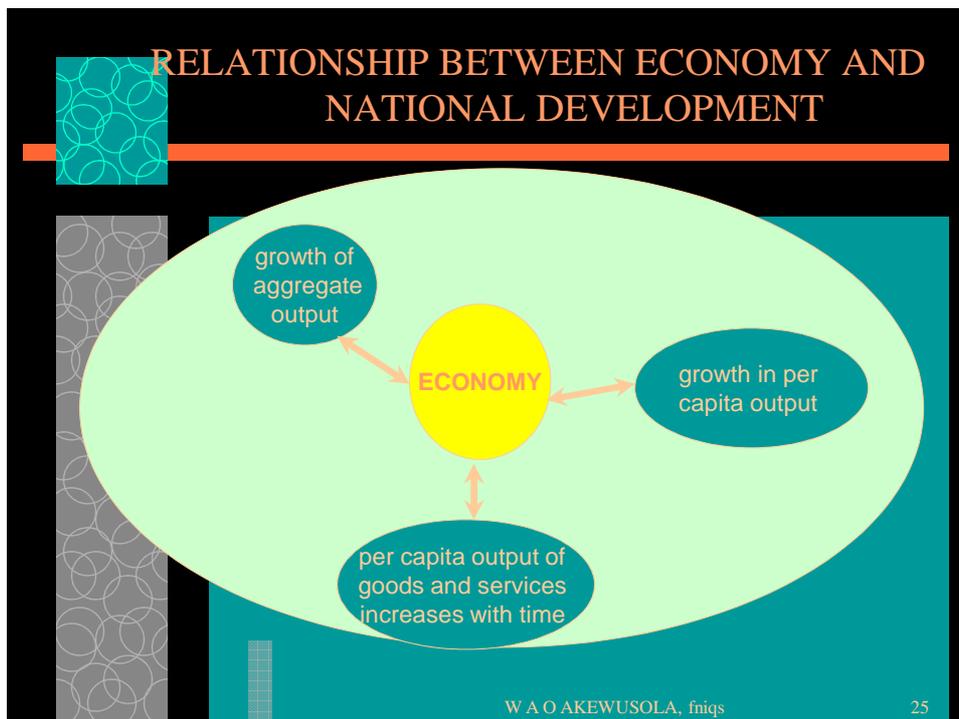
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RELATIONSHIP BETWEEN ECONOMY AND NATIONAL DEVELOPMENT

- While economic and development of any country can be viewed according to Encyclopedias Britannica and International:
 - ◆ The growth of aggregate output of that country;
 - ◆ The growth in per capita output, and
 - ◆ The process whereby a country's per capita output of goods and services increases with time.

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RELATIONSHIP BETWEEN ECONOMY AND NATIONAL DEVELOPMENT

- It is possible to have increases in aggregate output without enjoying any growth in per capita output at the same time.
- e.g. If the annual rate of growth in aggregate output of a nation is 1.5%, and her annual rate of population growth is also 1.5%, then the economy is growing from the aggregate point of view but not from that of output per session.
- In some cases, knowledge of changes in aggregate output might be the only factor that is significant, while for others the per capita value might be the one that is of major importance.

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RELATIONSHIP BETWEEN ECONOMY AND NATIONAL DEVELOPMENT

- NEPAD fully recognized the role which the cities can play in the economic revival of Africa then selected seven cities
- Lagos, Nigeria; Lusaka, Zambia; Rabat, Morocco; Bamako, Mali; Nairobi, Kenya; Douala, Cameroon and Durban, South-Africa as the first set of cities regarded as NEPAD Cities.
- Other cities will follow later, with the aim of playing the role expected of cities in the process of economic development.

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RELATIONSHIP BETWEEN ECONOMY AND NATIONAL DEVELOPMENT

- Cities are globally regarded as providing the engines for economic development.
- Studies have shown that high correlation exists between the level of urbanization and that of economic development, irrespective of the indicator used.
- This means that urbanization is good for economic development.

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WHAT IS URBANIZATION?

- According to *Wikipedia Internet Dictionary* "Urbanization is considered by the United Nations to be the movement of people from rural to urban areas.

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WHAT IS URBANIZATION?

- The 2005 Revision of the UN World Urbanization Prospects report described the 20th century as witnessing "the rapid urbanization of the world's population", as the global proportion of urban population rose dramatically from 13% (220 million) in 1900, to 29% (732 million) in 1950, to 49% (3.2 billion) in 2005. The same report projected that the figure is likely to rise to 60% (4.9 billion) by 2030.
- The [United States](#) exemplifies this trend of urban migration, as urbanization increased at a steady pace over the twentieth century."

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WHAT IS URBANIZATION?

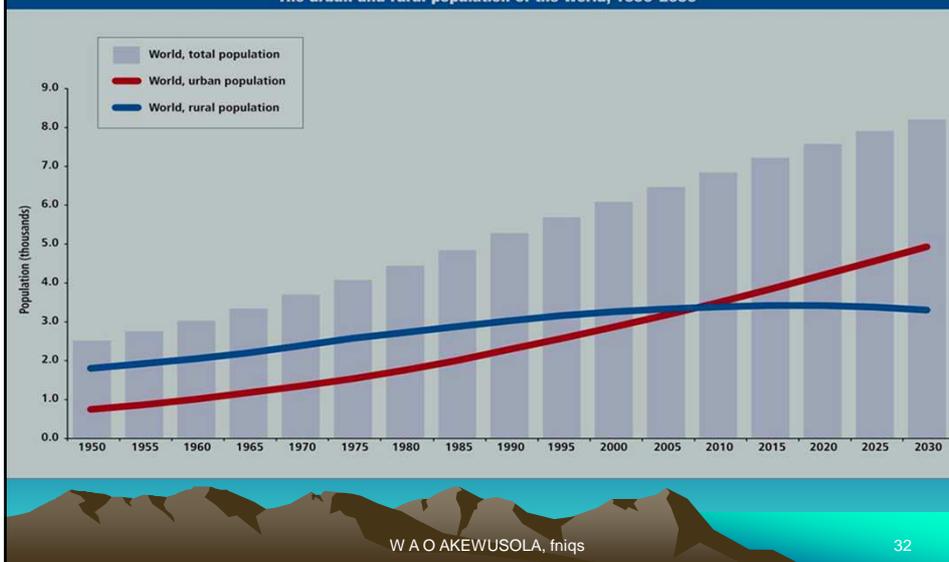
- According to the [UN-HABITAT](#) 2008 Annual Report, sometime in the middle of 2007, the majority of people worldwide will be living in towns or cities, for the first time in history; see figure 1 below;

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Urban and Rural Population of the World, 1950-2030

The urban and rural population of the world, 1950-2030



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WHAT IS URBANIZATION?

- this is referred to as the arrival of the "Urban Millennium". In regard to future trends, it is estimated 93% of urban growth will occur in [Asia](#) and [Africa](#), and to a lesser extent in [Latin America](#) and the [Caribbean](#).
- By 2050 over 6 billion people, two thirds of humanity, will be living in towns and cities.

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ECONOMIC EFFECTS OF URBANIZATION

- Research in [urban ecology](#) finds that larger cities provide more specialized goods and services to the local market and surrounding areas, function as a transportation and wholesale hub for smaller places,

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ECONOMIC EFFECTS OF URBANIZATION

- and accumulate more capital, financial service provision, and an educated labor force, as well as often concentrating administrative functions for the area in which they lie. This relation among places of different sizes is called the urban hierarchy.

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ECONOMIC EFFECTS OF URBANIZATION

- Urbanization is often viewed as a negative trend, but in fact, it occurs naturally from individual and corporate efforts to reduce expense in commuting and transportation while improving opportunities for jobs, education, housing, and transportation.
- Living in cities permits individuals and families to take advantage of the opportunities of proximity, diversity, and marketplace competition.

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PLANNING FOR URBANIZATION

Urbanization can be
planned urbanization or organic.

Planned urbanization, ie: new town or the garden city movement, is based on an advance plan, which can be prepared for military, aesthetic, economic or urban design reasons.

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PLANNING FOR URBANIZATION

Unplanned (organic) cities are the oldest form. Examples can be seen in many ancient cities; although with exploration came the collision of nations, which meant that many invaded cities took on the desired planned characteristics of their occupiers.

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The construction of new towns by the Housing Development Board of Singapore, is an example of planned urbanization



The Objectives of Millennium Development Goals (MDGs)

- Goal 7 Target 11 of the Millennium Development Goals (MDGs) is to reduce poverty housing through slum eradication.



SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

- Development of Housing sector alone is a catalyst in the national development.
- The 73 cities in table1 could be used by the three tiers of governments to establish the social housing through direct execution and/or Public-Private-Partnership.

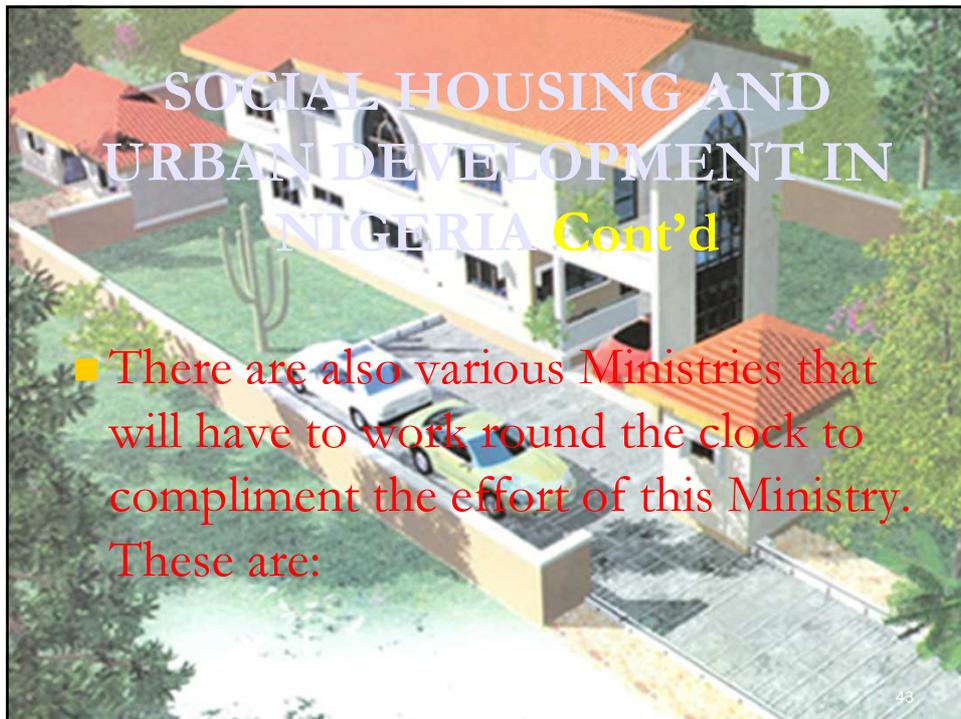
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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

- The idea of creating, recreating and renaming **Ministry in charge of Housing** by each of the various **Government** is not only to provide Housing for the citizenry, but to trigger up the national economy and development around the country.

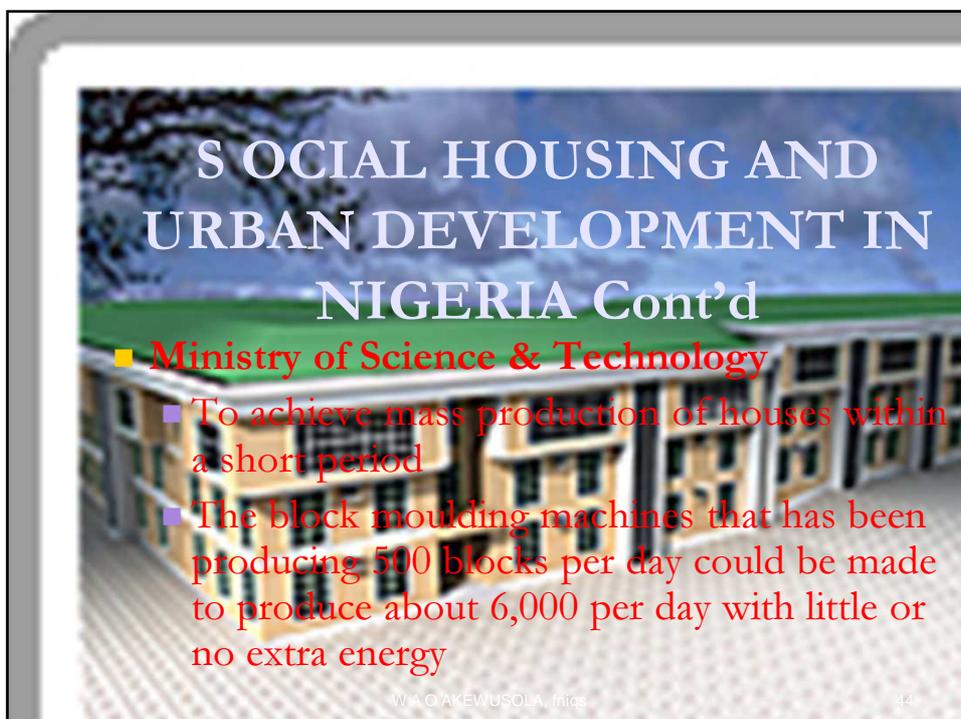
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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA Cont'd

- There are also various Ministries that will have to work round the clock to compliment the effort of this Ministry. These are:

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA Cont'd

- **Ministry of Science & Technology**
 - To achieve mass production of houses within a short period
 - The block moulding machines that has been producing 500 blocks per day could be made to produce about 6,000 per day with little or no extra energy

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA Cont'd

- Ministry of Science & Technology Cont'd
 - The technology of precast concrete elements has to be developed so that components will be available in large quantities and the assemblage will be carried out in a short period



SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA Cont'd

- Ministry of Works
- Development of mass Housing in an area will have to go along with the provisions of infrastructure
 - These are road networks, bridges, parks and the like so as not to overstretch the existing ones (if ever they exist).

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

- Ministry of Education
 - establish more schools to accommodate the new development
 - This is another wealth creation Exercise

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

- Ministry of Sports and Social Development
 - The establishment of recreational facilities such as playground or mini-stadium as the case may be for a new developing area should be an automatic assignment for this ministry, since an idle hand is a devil's workshop

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

Ministry of Health

- The creation of Health Centers and Primary Health Services is very paramount.
- The more the population, the more the numbers of the Health Care services required.

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

■ Ministry of Economic Planning

- The establishment of statistical data of the units of housing to be provided to project the new population of the new developing areas where ministry of housing will be creating is of utmost importance. This will guide in the preparation of budget for the Ministry so as to accomplish the required goals and also to redistribute wealth in favour of the area.

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

■ Ministry of Finance & CBN

- If a mass housing delivery is to be meaningful, an established financial assistance has to be provided which the general populace can have access to.
- A special mortgage arrangement is very importance at this point. Ministry of Finance will have to redirect the focus of the existing mortgage banks.
- Also special fund is to be provided without any bottleneck like that of National Housing fund.

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA Cont'd

■ Ministry of Labour

- The number of skilled labour that exists in the construction industry is far below the total housing units that are producing in the country. This is one of the problems facing the mass production of houses in urban centers especially in Lagos and Abuja. This has increased the cost of skilled labour beyond any allowable budget.

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

Ministry of Labour (Cont'd)

- The training and development of skilled labour in the construction industry should be seriously looked into.
- The establishment of training centres and other skilled acquisition centres should be addressed

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SOCIAL HOUSING AND URBAN DEVELOPMENT IN NIGERIA

Cont'd

- There are many more various government agencies and institutions both formal and informal, private and public establishment that are involved in mass housing delivery.
- This process is a chain reaction and the result is the upgrading and/or the provision of the basic facilities which develop the nation socially and economically.

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CONCLUSION/RECOMMENDATION

- Developing countries like Nigeria do not exploit the possibilities of Developing their Nations through Social Housing Development.
- Social Housing could be used as a means of Even Development for the developing nations like Nigeria only if:

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CONCLUSION/RECOMMENDATION

- **Provision of Housing is Regarded as Social Services**
- **Rural Development is Not Neglected**

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- **Housing Finance is Redefined**
 - **The insurance, banking and other financial sectors e.g.:**
 - **Pension Fund Managers**
 - **Decentralization of Activities of NHF**
 - **The Provision of Staff Housing**
 - **Government Incentives on Housing Funds**
 - **Housing Infrastructure is funded by Government**
 - **Liquefying Property Documents**
 - **Job Creation Potentials is reinvigorate**

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• **THANK YOU FOR LISTENING**
and God bless



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