Title of Article: Innovation for Sustainability in the Design and Construction of Public Housing: The case of Lagos Home Ownership and Mortgage Scheme.

Author(s): Isidore C. Ezema

Outlet: Proceedings, 8TH CIDB Postgraduate Conference, University of Witwatersrand, South Africa.

Date: 2014.

Abstract: Lagos State Government of Nigeria established the Lagos Home Ownership and Mortgage Scheme (Lagos HOMS) in 2012 to facilitate access to both housing and mortgage finance by low-income earners in a rapidly growing megacity. Under this scheme, over three thousand housing units are at various stages of construction in parts of the state. Given the huge resources invested in the project, this paper examines the innovations introduced at the design and construction stages with a view to ascertaining their alignment or otherwise with the principles of environmental sustainability. The case study research design was adopted and data were obtained through observation, interviews and review of documentary evidence. Two sites namely Sogunro and Igando were selected for the case study because of the advanced stage of construction. It was found that innovations driven by sustainability principles were adopted at the design stage. Even though dry and wet construction methods were used in some of the buildings, the predominant method of construction was largely conventional and less innovative. The use of energy intensive building materials negatively affected the environmental sustainability of the buildings. It is recommended that for improved environmental sustainability of projects of this magnitude, there is a need for increased innovation in both design and construction methods.

Keywords: Construction methods; housing design; innovation; Lagos HOMS;