



GREEN BUILDINGS MARKET INTELLIGENCE NIGERIA COUNTRY PROFILE

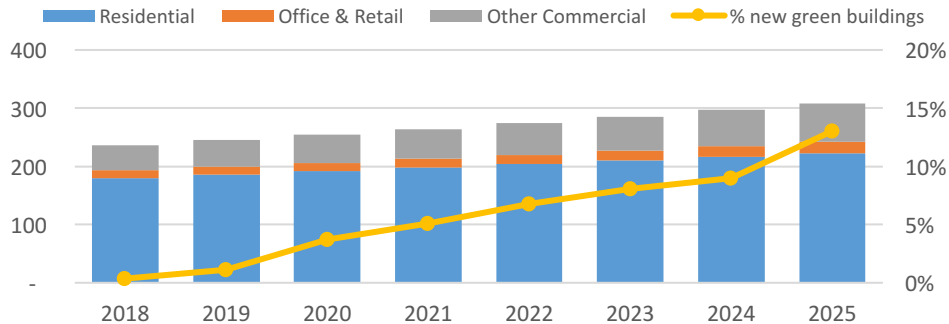


Creating Markets, Creating Opportunities

NIGERIA: COUNTRY SUMMARY

MARKET GROWTH

Building Stock (million m2)



Market through 2025	Total market	Green market
Commercial	USD 20 B	USD 1.9 B
Residential	USD 50 B	USD 2.5 B
Residential units	600,000	40,000

OTHER FACTORS

- Perception of Green Buildings as expensive play a huge part in lack of adoption of GB practices.
- Lack of Green Building materials.
- Transportation: Poor state of infrastructure and lack of impactful investments hence a lack of efficient transportation systems.
- The government is yet to introduce policies and champion the implementation of green buildings in Nigeria.

CLIMATE POLICIES (NDCs)

- Lack of current policies but NDC includes mention of Climate Smart Cities and future building standards.
- Target for 45% emissions reduction by 2030.

MARKET STATUS

- Building Green still a new concept in Nigeria, and green is taking hold at a very slow pace, perception of green buildings and inefficient energy and waste management systems contributing to slow adoption.
- “Bottom Up” approach to Green Building in Nigeria GBCN, addressing power, housing, and sanitation crisis being faced.

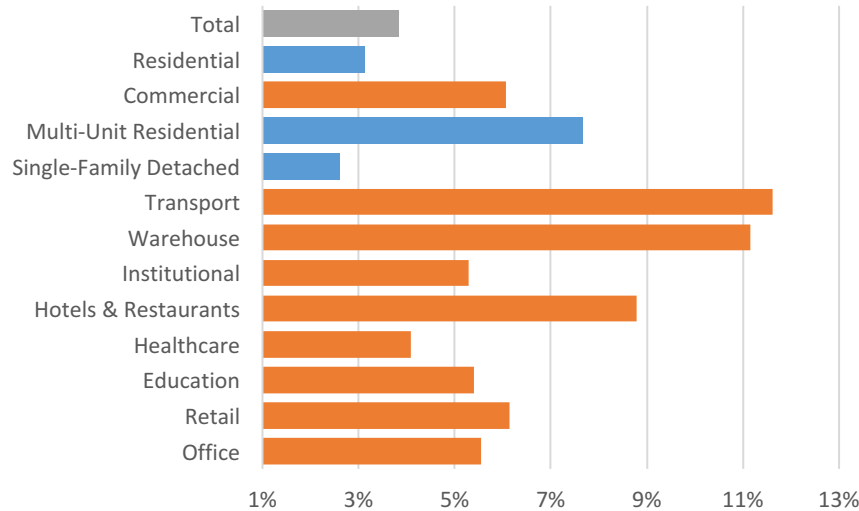
GREEN BUILDING PROGRAMS

- High expectations of EDGE launch with training and awareness forthcoming.
- “Small But Mighty” Nigerian housing initiative to fill current housing deficit with green housing units sourced from local material.



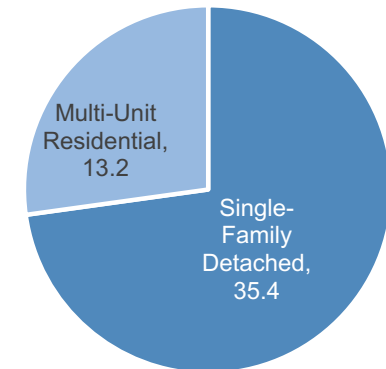
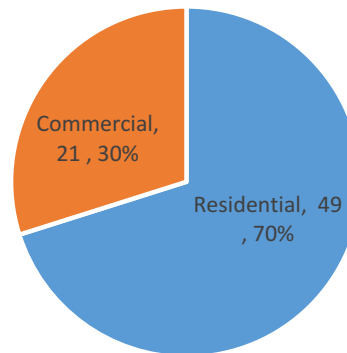
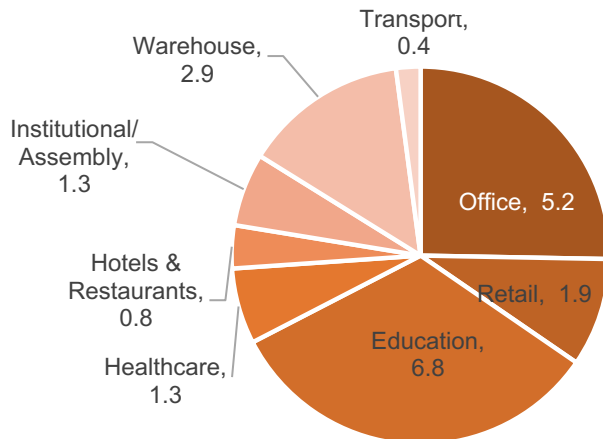
GROWTH EXPECTED PARTICULARLY IN HOUSING

MARKET GROWTH BY SUB-SECTOR (CAGR)



- Overall CAGR is 3.8%.
- Due to poor infrastructure, logistics sub-sector (warehousing and transport) lead the market growth.
- Due to urbanization, multi-unit residential is growing much faster than single-family, but single-family residential still dominates with large footprint.

TOTAL MARKET SIZE 2018-25 (USD BILLIONS)





NIGERIAN GREEN BUILDING MARKET IS STILL NASCENT

ONLY A FEW GREEN PROJECTS ARE TRACKED,
CONCENTRATED IN THE TWO MAJOR URBAN AREAS.

GEOGRAPHIC SPREAD



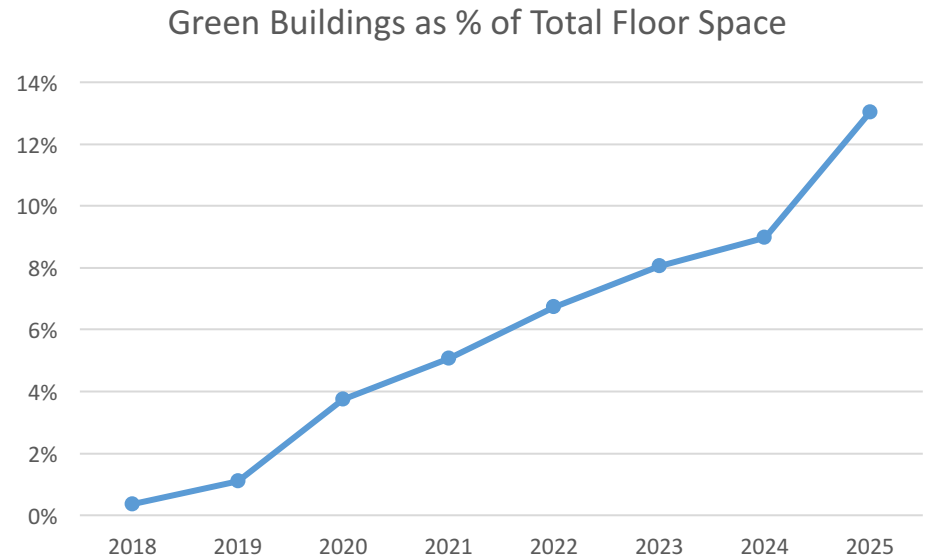
RECENT PROJECTS

- Nestoil Tower
- P&G Nigeria MDO Warehouse
- NOX - Abuja Nigeria
- No4-Bourdilon Street



HIGH EXPECTATIONS FOR GREEN DUE TO EDGE PROGRAM

Sub-Sector	Green penetration projected in 2025
Office	25%
Retail	25%
Healthcare	3%
Hotels & Restaurants	25%
Institutional	25%
Warehouse	25%
Single-Family Detached	8%
Multi-Unit Residential	25%



- IFC launched the EDGE program in Nigeria with consortium partner of SGS-thinkstep.
- The ease of use of EDGE software and availability of local staff for marketing and business development is expecting to significantly boost the green uptake.
- EDGE is targeting 20% of new build in select sub-sectors to be certified as green by 2023.
- Penetration in single-family detached residential is lower because most buildings will be informal construction. As a result, the weighted average penetration is 13% in 2025.



GOVERNMENT POLICIES ARE NASCENT ONLY

NDC

- Chapter on climate smart cities
- Need for affordable housing
- Need for innovative financial products catering to families underserved by banks
- Recognizes need for new housing standards
- Focus on adaptation and risk mitigation with vulnerable communities

OTHER INITIATIVES

- National Centre for Energy Efficiency and Conservation at University of Lagos
- National Building Code of 2006 did not include energy efficiency

HINDRANCES TO GREEN

S/N	HINDRANCES TO GB DEVELOPMENTS
1	GB Technical Know How (GB requisite knowledge among the Built environment Professionals & the scarcity of GB certified professionals)
2	Lack of GB cost data and other performance related Data
3	The Perception of GB as Expensive Concept (Perceived Increased cost for incorporating GB features etc.)
4	GB as a new change (which comes with its associated risks)
5	Cultural, Economic, Social and Technological (CEST) barriers.
6	Divergent interests and views of success factors and success criteria of GB developments among stakeholders
7	GBs awareness
8	Lack data for using GB assessment systems
9	Lack of Locally or a single unified/standard GB assessment system
10	In-availability of local GB material and other components and High cost of Imported GB materials



LEARN ABOUT EDGE CERTIFIED PROJECTS IN AFRICA



RADISSON BLU HOTEL – THE EXCHANGE

Location:	Accra, Ghana
Client:	Mabani Holdings, CDC, Actis, Radisson Blu
Architects:	HOK
Sector:	Mixed use
Size:	98,000m²
No. of Units:	200 rooms

Predicted Savings of EDGE Certification:



22% Energy Savings



24% Water Savings



22% Less Embodied Energy in Materials



RAVENSWOOD RESIDENTIAL DEVELOPMENT

Location:	Johannesburg, South Africa
Client:	RPP Developments
Owners:	International Housing Solutions
Sector:	Residential
Size :	10,180m²
No. of Units:	188 two-bedroom homes

Predicted Savings of EDGE Certification:



32% Energy Savings



27% Water Savings



48% Less Embodied Energy in Materials

Case studies from other countries: <https://www.edgebuildings.com/projects/>



EDGE CERTIFICATION IS FAST, EASY, AND AFFORDABLE



REGISTRATION
Per Project Site: \$360

PROJECT TYPE	CERTIFICATION	DESIGN AUDIT	FINAL AUDIT	TOTAL
Residential (one unit type)	\$1,480	\$3,600	\$3,650	\$8,730
<i>Residential (per additional unit type, up to three types)</i>	<i>\$490</i>	<i>\$390</i>	<i>\$390</i>	
Commercial (single end use)	\$1,480	\$3,600	\$3,650	\$8,730
<i>Mixed-Use Buildings (per additional end use)</i>	<i>\$990</i>	<i>\$2,670</i>	<i>\$1,560</i>	

**Discounts are available for projects where the client has hired an [EDGE Expert](#) as well as for consecutive project registrations. For multi-use buildings, residential buildings with more than three unit types, or complex projects with multiple buildings, contact [SGS](#) for custom pricing.*

Details are registration forms can be found on the EDGE program website:
<https://www.edgebuildings.com/certify/nigeria>



RESEARCH METHODOLOGY

COUNTRY LIST

- IFC chose countries that correspond to the [Climate Investment Opportunity Report](#) (CIO Report) as well as countries of strategic interest for IFC.
- IFC plans to release additional country analysis, pending resources.

TOTAL MARKET OVERVIEW

- Building stock was sourced from the [Global Building Stock Database](#) and confirmed by country experts, if possible.
- The research team found local prices for capital construction expenses, or used global proxies otherwise.
- Market sizing was executed for new construction and did not focus on retrofits.

SNAPSHOT OF THE CURRENT GREEN MARKET

- Main source of information was the [Green Building Information Gateway](#), confirmed by local green building council reports, if such existed.
- The research team focused on properties certified as green.

GOVERNMENT POLICIES

- Main information was sourced from the [World Bank NDC Database](#).
- Additional information was found using various searches as well as government websites.

PROJECTIONS FOR GREEN PENETRATION

- Based on the total market growth, snapshot of the current green market, and the enabling environment of government policies, the research team projected green penetration per each of the sub-sectors.
- Weighted average of combined sector data produced the final penetration number.
- The analysis focused only on new construction, and focused only on certified properties.
- As tools for retrofits take off in the market (including IFC's EDGE product), analysis may be amended to include the retrofit market.
- Market potential may be different from numbers reported in the CIO Report, as a more conservative estimate was used for business planning purposes.

OTHER

- Information for green building councils was sourced from [World GBC website](#).
- Case studies were presented only for IFC's EDGE green building software and certification system.
- However, lists of all green certified projects in a given country can be found through the [Green Building Information Gateway](#).
- Finally, pricing for EDGE certification was included to illustrate that green certification is affordable and achievable in emerging markets.



ACKNOWLEDGEMENTS

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COLLABORATION ACKNOWLEDGEMENT

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