

**Impact of Private Developers' Participation in Housing Provision in Lagos Property  
Market**

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## Certification

This is to certify that this thesis titled Impact of Private Developers' Participation in Housing Provision in Lagos Property Market was carried out by Adebimpe Yetunde AKANJI with Matriculation number LCU/PG/003927, in the Department of Estate Management, Faculty of Environmental Design & Management, Lead City University, Ibadan, Nigeria and that this work had not been previously submitted.

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**Dr. I. Fayomi**  
(Head of Department)

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**Date**

## **Dedication**

This is dedicated to God Almighty for the Grace to finish this very major task of academics. I praise His name forever and ever, Amen!

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## **Acknowledgement**

I must first and foremost give all praises and adoration to Almighty God for everything for the grace, ability, knowledge and good health to start and finish my program successfully. I am also sincerely grateful to my supervisor Professor T.T. Oladokun for his guidance and unreserved encouragement to me throughout my research period. My appreciation equally goes to the Head of Department, ESV Dr. Igho Fayomi for her support throughout this process, and also, the entire lecturers and non-teaching staff of the department whose relevant inputs have in one way or the other assisted in giving this research work the quality it has attained.

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## Abstract

This study investigates the impact of private developers' involvement in housing provision within the Lagos property market. Employing a descriptive research design, the study surveyed 95 registered members of the Real Estate Developers Association of Nigeria (REDAN), with questionnaires administered to 84 participants. Out of these, 61 responses were retrieved and analyzed using descriptive statistical tools, with results presented in tables and bar charts. The findings reveal that the real estate development sector in Lagos is male-dominated, with most respondents aged 35 and above. A large portion of participants held advanced academic degrees and professional qualifications, highlighting the importance of educational and professional progression in the industry. The study identifies several significant barriers to low-income housing development, including unstable economic conditions, restrictive lending practices, high building material costs, inadequate infrastructure, and challenges related to land accessibility and documentation. Regarding development strategies, the study notes that turnkey projects are highly favored by 52.5% of respondents, while presale is preferred by 55.7%. Site and service schemes, which provide essential services upfront, are also widely used to make housing more affordable. Public-private partnerships (PPPs) have a varied uptake, with 37.9% of developers using them. Joint finance or ventures, pre-letting, and shell stage housing strategies were also explored, with pre-letting showing stability and effectiveness in securing tenants or buyers before construction is completed. The study concludes that private developers in Lagos tend to adopt strategies that meet market demands, effectively manage risks, and address the needs of low-income housing. Turnkey projects, presale, and site and service strategies are particularly popular, reflecting their adaptability and alignment with developers' goals.

**Keywords:** Private Developers, Housing Provision, Property Market, Lagos State

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