# Closing the Housing Shortage Gap in Nigeria: An exploration of Dry Construction Method.

**Dr Emmanuel Itodo Daniel1 and Adeolu Oyebode1**

*1School of Architecture and Built Environment, Faculty of Science and Engineering, University of Wolverhampton, United Kingdom.*

# ABSTRACT

**Purpose-** Due to Nigeria's housing shortage, which has been increasing since the late 20th century and currently stands at 20 million units with a loss rate of 780,000 units annually. The aim of this research work is to assess how the dry construction method affects the delivery of mass housing in developing countries, with a focus on Nigeria.

**Design/methodology/approach-** The methodology employed in this study was a qualitative research approach, and semi-structured interviews with eleven housing and dry construction professionals and specialists engaged with different organisations in Nigeria were undertaken.

**Findings-** The study concluded that, although dry construction is infrequently used in developing countries, it offers a significant potential for emerging economies and mortgage companies to ensure prompt housing delivery. By reducing building time and improving housing accessibility, it has the capacity to address the current challenges with delivering affordable housing in Nigeria. To successfully implement the dry construction method in closing the housing deficit in Nigeria, the research also noted that the government must change its priority beyond direct house development but towards creating a conducive framework for industry.

**Originality/value-** This study presents key stakeholders in the housing sector with the information they need to adopt and implement the dry construction method to close the housing gap especially in Nigeria which has received less attention.

**Keywords-** Dry construction method, effect of dry construction, housing deficit, developing country, traditional method of construction.