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## Partnership-Led Housing Delivery : The influence of PPP Models and Collaborative Capacity on Affordability: Nigerian Experience

### Publication status and date:

Published: 01/11/2019

### Document Version

Other version

### Citation for the published version (APA):

Adamu, D. (2019). *Partnership-Led Housing Delivery : The influence of PPP Models and Collaborative Capacity on Affordability: Nigerian Experience*. [Doctoral Thesis, Erasmus University Rotterdam]. Erasmus Universiteit Rotterdam (EUR).

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### *Propositions*

1. In Nigeria, alliance models have proven to have a positive influence on the affordability of housing delivery projects to the targeted population compared to PPP concession models (this PhD Research)
2. A new form of PPP, which is PPPP (public-private-people partnership) is needed to fully acknowledge the needs and interests of users of affordable housing projects. (this PhD Research)
3. In Nigeria, PPP concession models have shown to predominantly promote private developers control of the implementation phase of housing projects, thereby fostering business interests to the detriment of public sector priorities in terms of affordability (this PhD Research)
4. Political risk exposure and lack of long term finance for private partners in PPP projects influence their housing acquisition strategies. (this PhD Research)
5. A well-functioning mortgage system is a necessary (extra) precondition to deliver affordable housing in especially concession PPP models (this PhD Research)
6. If public organizations are to deliver affordable housing via the PPP framework, clear definition and profiling of target groups is an essential precondition given the risks emphasised by this PhD research of private interests taking over
7. Affirmative actions with stricter and transparent monitoring must be factored into concession model partnerships to deliver affordable housing in Nigeria.
8. PPPs have the potential to promote multi-organizational relationships and performance but in countries with weak institutional frameworks like Nigeria, they also have an inclination to trigger corrupt tendencies in the public sphere.
9. Nigerian workers cooperative unions are promoting user-led, tailored made affordable housing delivery by breaking barriers of access to land and finance among members/allies.
10. Strong and effective institutions, not strong men promote affordability and justice in public service delivery
11. The silence of non-state actors and citizens have been the fertile ground for conversion of public goods to private benefits for the few who are either in public or private agencies.