

VACANCY FOR:

ARCHITECT

JOB TITLE	Architect
REPORTS TO:	Head, Climate Infrastructure / CEO
ENGAGEMENT PERIOD:	12 months (Renewable)



MARKET CONTEXT

Nigeria currently has an estimated population of 220 million and the United Nations estimates that by 2050, Nigeria would have reached a 400 million populace and added 189 million urban dwellers which translate into an annual housing requirement over the coming decades of at least 900,000 units to keep up with growing housing demand and urban migration. Based on current forecast construction, Nigeria’s overall accumulated housing deficit is about 28 million units, as of 2024. The estimated annual cost to bridge the housing gap is about \$6.25 billion (NGN10 trillion). Appropriately structured financing mechanisms are therefore required to make home financing more affordable and accessible to homebuyers, at a greater scale, providing access to housing but also solving the challenge of offtake for property developers.

Despite the housing deficit which creates a significant opportunity for developer financing in Nigeria, the market is constrained by offtake risk inherent in housing infrastructure projects occasioned by an absence of an effective mortgage solution that provides prospective homebuyers access to affordable home loan products. This situation has continued to weaken developers' ability to access sustainable funding and scale their construction activities.



PROBLEM STATEMENT

As part of its strategic development initiatives, InfraCredit, with the support of development partners established the Green Resilient Housing Enhancement Facility (GRHEF or “the Facility”), a project preparation facility designed to address persistent challenges that limit access to long-term domestic institutional capital for housing delivery in Nigeria. Despite a growing pipeline of climate-resilient housing projects, many developments continue to face delays in reaching financial close due to critical gaps in project preparation, particularly in technical, environmental, financial, and legal readiness. These challenges often extend transaction timelines, increase development costs, and undermine overall project bankability.

To bridge these gaps, GRHEF provides early-stage project preparation support and technical assistance to housing developers. Through its Project Development Facility (PDF), GRHEF supports project sponsors in conducting feasibility studies, integrating climate-resilient design, and improving project documentation and investment readiness in line with InfraCredit’s eligibility criteria. In assessing housing developers and their respective projects, InfraCredit conducts comprehensive Technical and Commercial Due Diligence (TCDD) alongside financial, legal, and environmental and social (E&S) assessments. The TCDD process involves engaging an external consulting firm comprising qualified housing professionals across architecture, quantity surveying, structural and civil engineering, environmental and geotechnical assessment, and mechanical and electrical systems. These experts evaluate, validate, and provide recommendations on the technical soundness and compliance of proposed projects with international green building standards (such as IFC’s EDGE) and relevant local building laws and codes.

The consulting team’s work typically spans various construction stages and disciplines, including (but not limited to) environmental and geotechnical assessments, land and topographical surveys, civil and structural engineering, mechanical and electrical systems, architecture, urban design, quantity surveying, construction management, real estate, and property and facility management. The independent assessments and recommendations produced by the due diligence consultant are submitted to InfraCredit for review and alignment with its housing programme criteria.

To ensure seamless project execution and effective implementation of the TCDD process, InfraCredit seeks to engage the services of an in-house Architect. This role will provide technical support to clients (developers) in project preparation and investment-readiness activities under GRHEF, before interactions with TCDD consultants to ensure housing projects meet InfraCredit’s standards and increase the number of transactions reaching financial close. The Architect will work closely with the transaction team, including Transactors, Transaction Legal, and Transaction E&S, to manage the technical and sustainability components of housing deals from origination through project readiness, consultant engagement, TCDD reviews (desktop and site), credit approval and ongoing project monitoring after financial close.



SCOPE OF WORK

The Architect’s responsibilities shall include, but not be limited to, the following:

A. Project Preparation and Design Appraisal

- Review and assess developers’ architectural concepts, layouts, and drawings for functionality, aesthetic quality, compliance with planning regulations, and alignment with project objectives.
- Ensure that design proposals optimize land use, space planning, materials selection, and construction efficiency while maintaining affordability.
- Integrate climate-resilient and green building principles (e.g., passive design strategies, energy efficiency, water conservation) into project design in accordance with InfraCredit’s sustainability standards.

- Evaluate design readiness and identify architectural and planning gaps requiring technical improvement prior to appraisal or financial close.
- Collaborate closely with other technical experts (civil, structural, MEP engineers, and quantity surveyors) to ensure coordinated, practical, and buildable designs.

B. Technical and Commercial Due Diligence (TCDD) Coordination

- Participate in and support the TCDD process by reviewing architectural components of developers' submissions.
- Assess compliance of designs with local planning and building codes, international best practices, and green certification standards (e.g., IFC EDGE).
- Review and validate architectural documentation including floor plans, elevations, and technical details for completeness and constructability.
- Coordinate with prequalified TCDD consultants, providing architectural insights to ensure quality and consistency in technical assessments.
- Facilitate site visits to verify design intent and evaluate existing site conditions that may impact architectural outcomes.

C. Transaction Support and Financial Close

- Provide architectural inputs to transaction documentation, technical appraisals, and investment memoranda.
- Review and validate architectural drawings, design budgets, and material specifications prior to transaction approval.
- Support the transaction team (Transactors, Legal, E&S) in addressing architectural issues or risks identified during due diligence.
- Present architectural findings and recommendations at internal investment review meetings.

D. Project Implementation and Monitoring

- Support project teams during implementation by reviewing design changes, variation requests, and site progress reports for architectural consistency and compliance.
- Conduct periodic site inspections to ensure adherence to approved design, material quality, and environmental sustainability features.
- Identify and report any design-related deviations, recommending corrective measures as required..

- Contribute to project completion assessments and post-construction reviews.

E. Capacity Building and Knowledge Support

- Support InfraCredit in developing architectural design templates, spatial standards, and climate-resilient design guidelines for affordable housing.
- Participate in knowledge-sharing sessions and internal training focused on design innovation, climate adaptation, and sustainability in housing delivery.
- Contribute to continuous improvement of InfraCredit’s Technical and Commercial Due Diligence (TCDD) framework through lessons learned and design insights.



DELIVERABLES

The Architect shall be responsible for providing the following key deliverables:

1. Architectural Design Review and Appraisal Reports

- Detailed reviews and technical assessments of developers’ architectural designs, drawings, and documentation.
- Recommendations for design optimization, functionality, and compliance with planning and building standards.

2. Validated Design Documentation

- Verified and refined architectural drawings, layouts, and specifications reflecting integration of climate-resilient and green building features.
- Design coordination reports highlighting consistency across architectural, structural, MEP, and cost disciplines.

3. Technical and Commercial Due Diligence (TCDD) Contributions

- Architectural review sections within TCDD summary reports, addressing design adequacy, constructability, sustainability, and compliance with InfraCredit’s technical criteria.
- Inputs to technical queries and clarifications raised during the due diligence process.

4. Transaction Support Documents

- Architectural components of technical appraisal reports and investment memoranda.
- Verified architectural cost summaries and material specifications to support project approval and financial close.

5. Project Monitoring and Site Review Reports

- Periodic site visit reports documenting adherence to approved designs, material quality, and construction progress.
- Design variation and compliance reports addressing any changes or deviations during implementation.

6. Design and Sustainability Tools

- Contributions to InfraCredit's internal housing design templates, spatial standards, and climate-resilient design guidelines.
- Documentation of lessons learned and recommendations to enhance InfraCredit's architectural review and monitoring processes.



EXPECTED OUTCOMES/ RESULTS

The workstream is expected to deliver the following outcomes:

1. Enhanced architectural quality, functionality, and sustainability of housing projects supported under InfraCredit's Green Affordable Housing Funding Programme.
2. Increased number of housing projects meeting InfraCredit's technical due diligence and design standards, achieving faster financial close.
3. Strengthened integration of climate-resilient and green building principles in housing project design and implementation.
4. Improved coordination between architectural design and other technical disciplines, ensuring constructability and cost efficiency.
5. Greater internal capacity within InfraCredit to review and assess architectural designs and sustainability features in housing projects.
6. Development of standardized design tools, templates, and guidelines to improve consistency across projects.



QUALIFICATIONS AND EDUCATION REQUIREMENTS

Candidates for the role should meet the following requirements:

- Master's degree in Architecture from a recognized institution.
- Professional certification and active membership in a recognized professional body such as the Nigerian Institute of Architects (NIA) and Architects Registration Council of Nigeria (ARCON) (mandatory).
- Minimum of 5 years of relevant experience in architectural design, project development, or construction supervision within the housing or real estate sector.
- Demonstrated experience in preparing, reviewing, and appraising architectural designs for residential or mixed-use developments.
- Proven ability to participate in Technical and Commercial Due Diligence (TCDD) processes and coordinate multi-disciplinary consultant engagements.
- Strong knowledge of green building standards and sustainable design practices (e.g., IFC EDGE, LEED, or equivalent).
- Familiarity with local planning regulations, building codes, and approval processes.
- Proficiency in design and project management software (e.g., AutoCAD, Revit, SketchUp, MS Project).
- Excellent analytical, presentation, and stakeholder engagement skills with the ability to communicate technical design concepts clearly.



KEY PERFORMANCE INDICATORS

The performance of the Architect will be measured against the following key indicators to ensure alignment with InfraCredit's objectives under the Green Resilient Housing Enhancement Facility:

1. **Timeliness and Quality of Deliverables**

- Completion of architectural reviews and reports within agreed timelines.
- Quality and completeness of design assessments aligned with InfraCredit's technical standards.

2. Technical and Commercial Due Diligence (TCDD) Support

- Active participation in TCDD reviews, site visits, and consultant coordination.
- Accuracy and relevance of architectural inputs in due diligence and investment documentation.

3. Project Readiness and Financial Close Support

- Contribution to improved project quality and readiness leading to faster financial close.
- Effective validation of design budgets, material specifications, and constructability.

4. Sustainability and Design Innovation

- Integration of climate-resilient and green building principles in project designs.
- Contribution to developing InfraCredit's sustainable housing design templates and guidelines.

5. Project Monitoring and Compliance

- Regular site inspections and timely reporting on design adherence and material quality.
- Identification and resolution of design-related risks or deviations during project implementation.

6. Capacity Building and Knowledge Sharing

- Participation in internal training and development sessions on design innovation and sustainability.
- Documentation of lessons learned and recommendations to strengthen InfraCredit's architectural review framework.
- Development of e-learning modules focused on architectural and design considerations for green affordable housing projects.
- Digitisation of workflows, including end-to-end digital reviews, standardised templates, and efficient document management with reduced turnaround times.



COMPENSATION

Negotiable and Competitive



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