

VACANCY FOR:

# URBAN PLANNER

POSITION:	Urban Planner
DIRECT REPORT 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 Urban Planner to provide strategic planning, land use optimization, and spatial development expertise under the Green Resilient Housing Enhancement Facility (GRHEF). The Urban Planner will play a critical role in ensuring that housing projects are not only technically sound but also well-integrated within broader urban systems, compliant with planning frameworks, and aligned with climate-resilient and sustainable urban development principles.

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 Urban Planner 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 Urban Planner’s responsibilities shall include, but not be limited to, the following:

- A. Urban Planning and Project Preparation
  - Review and assess developers’ master plans, site layouts, and land use proposals for alignment with urban planning principles and project objectives.

- Evaluate land use efficiency, density optimization, infrastructure integration, and accessibility within proposed developments.
- Ensure compliance with local and regional urban planning regulations, zoning requirements, and development control standards.
- Integrate climate-resilient urban planning strategies such as flood risk management, green infrastructure, and sustainable mobility systems.
- Identify planning gaps and provide recommendations to improve spatial design, livability, and long-term sustainability of projects.
- Support developers in securing necessary planning approvals and permits.

#### B. Technical and Commercial Due Diligence (TCDD) Coordination

- Review urban planning components of project submissions during TCDD processes.
- Assess site suitability, land use compliance, infrastructure availability, and environmental considerations.
- Validate planning documentation including master plans, zoning analyses, and infrastructure layouts.
- Provide urban planning insights to TCDD consultants to ensure consistency and quality of technical assessments.
- Participate in site visits to assess contextual and spatial factors affecting project viability.

#### C. Transaction Support and Financial Close

- Provide urban planning inputs into technical appraisals and investment memoranda.
- Evaluate planning risks, regulatory constraints, and infrastructure requirements that may impact project bankability.
- Support the transaction team (Transactors, Legal, E&S) in resolving planning-related issues identified during due diligence.
- Contribute to internal investment discussions by presenting planning assessments and recommendations.

#### D. Project Implementation and Monitoring

- Review implementation progress to ensure alignment with approved master plans and planning approvals.
- Assess and validate any proposed changes to land use, layouts, or infrastructure plans during project execution.
- Conduct periodic site inspections to monitor compliance with planning standards and sustainability objectives.
- Identify planning-related risks or deviations and recommend corrective actions.

#### E. Capacity Building and Knowledge Support

- Support development of urban planning guidelines, land use frameworks, and spatial standards for affordable housing.
- Contribute to knowledge-sharing initiatives on sustainable urban development and climate resilience.
- Document lessons learned to strengthen InfraCredit's planning review and due diligence processes.
- Support development of e-learning modules focused on urban planning for green affordable housing projects.

### DELIVERABLES

---

The Urban Planner shall be responsible for providing the following key deliverables:

1. Urban Planning Review and Appraisal Reports
  - Detailed assessments of master plan, land use proposals, and spatial layouts.
  - Recommendations for improved planning efficiency, compliance, and sustainability.
2. Validated Planning Documentation
  - Verified Master Plans and Land Use frameworks aligned with regulatory and sustainability requirements.
  - Planning coordination reports ensuring integration across disciplines.
3. Technical and Commercial Due Diligence (TCDD) Contributions
  - Urban planning inputs within TCDD reports covering land use, infrastructure, and spatial viability.
  - Responses to planning-related queries during due diligence processes.

4. Transaction Support Deliverables
  - Planning components of technical appraisals and investment memoranda
  - Risk assessments relating to planning approvals, land use, and infrastructure
5. Project Monitoring and Site Review Reports
  - Site visit reports on planning compliance and implementation progress.
  - Reports on planning deviations and recommended corrective measures.
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 improve InfraCredit's planning processes.



#### EXPECTED OUTCOMES/ RESULTS

---

The work stream is expected to deliver the following outcomes:

1. Improved spatial planning, livability, and sustainability of housing developments under InfraCredit's Green Affordable Housing Funding Programme.
2. Increased number of housing projects achieving planning readiness and reaching faster financial close.
3. Strengthened integration of climate-resilient green building and urban development principles in housing project design and implementation.
4. Improved coordination between housing projects and broader urban systems.
5. Development of standardized planning tools, templates, and guidelines to improve consistency across projects.



## QUALIFICATIONS AND EDUCATION REQUIREMENTS

---

Candidates for the role should meet the following requirements:

- Bachelor's and/or Master's degree in Urban and Regional Planning or related field.
- Professional certification and membership with a recognized body (e.g., Nigerian Institute of Town Planners (NITP), TOPREC) (mandatory).
- Minimum of 5 years' experience in urban planning, land use planning, or housing development.
- Strong experience in master planning, development control, and regulatory compliance.
- Familiarity with sustainable urban development and climate resilience strategies.
- Experience participating in Technical and Commercial Due Diligence (TCDD) processes.
- Knowledge of local planning laws, zoning regulations, and approval processes.
- Proficiency in planning and GIS tools (e.g., ArcGIS, QGIS) and project management software.
- Strong analytical, communication, and stakeholder engagement skills



## KEY PERFORMANCE INDICATORS

---

The performance of the Urban Planner 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
  - Delivery of planning reviews and reports within agreed timelines.
  - Quality and completeness of spatial and regulatory assessments.
2. Technical and Commercial Due Diligence (TCDD) Support
  - Active participation in TCDD reviews, site visits, and consultant coordination.
  - Accuracy and relevance of planning inputs in due diligence and investment documentation.

3. Project Readiness and Financial Close Support
  - Contribution to improved project planning readiness leading to faster financial close.
  - Effective identification and mitigation of planning risks
4. Sustainability and Design Innovation
  - Integration of climate-resilient and green building planning principles in project designs.
  - Contribution to developing InfraCredit's sustainable planning, housing design templates and guidelines.
5. Project Monitoring and Compliance
  - Regular site inspections and timely reporting on adherence to planning and land use guidelines.
  - Timely identification and resolution of planning deviations.
6. Capacity Building and Knowledge Sharing
  - Support the development of urban planning guidelines, land use frameworks, and spatial standards for climate-resilient housing projects.
  - Participation in knowledge-sharing sessions and internal training focused on sustainable urban development, planning regulations, and climate resilience.
  - Provide technical guidance to developers to improve the quality of planning submissions and ensure alignment with regulatory requirements and InfraCredit's standards.
  - Contributes to the development of standardized planning templates and tools to enhance consistency and efficiency across projects.
  - Document lessons learned and key insights from project preparation and due diligence to strengthen InfraCredit's planning review and monitoring processes.
  - Support the development of e-learning modules and training materials focused on urban planning considerations for green affordable housing developments.



## COMPENSATION

---

Negotiable and Competitive.



[WWW.INFRACREDIT.NG](http://WWW.INFRACREDIT.NG)