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Assessment of Environmental and Economic Impact of Selected Net-Zero Office Buildings in Lagos Megacity

[1]Toyyib T. AMUSA, [2]BELLO Ahmed, [3]PEPPLE Nengi, [4]Obi UWAKONYE

[1,2,3,4,5] Department of Architecture, College of postgraduate Studies, Caleb University, Imota, Lagos State
Email: amusa.toyyib@calebuniversity.edu.ng, ahmed.bello@calebuniversity.edu.ng , dennis.pepple@calebuniversity.edu.ng , obioha.uwakonye@calebuniversity.edu.ng

ABSTRACT:

This study assesses the environmental and economic impacts of selected net-zero office buildings in Lagos, Nigeria, a megacity experiencing rapid urbanization and infrastructural challenges. Net-zero buildings are designed to produce as much energy as they consume annually, reducing energy use and carbon emissions. In Lagos, where conventional office buildings contribute significantly to energy consumption and environmental degradation, the adoption of net-zero buildings offers an innovative solution. This research uses a case study approach, focusing on three net-zero office buildings in Lagos' central business districts. Data were collected through site visits, interviews with building managers and tenants, and analysis of energy consumption records over two years (2023-2025). The environmental impact was assessed by examining reductions in energy use and carbon emissions, while the economic impact was analyzed through a cost-benefit analysis considering construction costs, operational savings, and the return on investment (ROI). The findings show that net-zero buildings in Lagos achieved energy reductions of 40-60% and reduced carbon emissions by up to 75% compared to traditional office buildings. While initial construction costs were 25-30% higher, operational savings led to a payback period of 5-7 years. Furthermore, net-zero buildings showed increased market demand due to their eco-friendly appeal, offering tenants lower operational costs and better sustainability credentials. Despite these advantages, barriers such as high upfront costs, limited green financing options, and inadequate government policies hinder the widespread adoption of net-zero buildings in Lagos. This study underscores the potential of net-zero office buildings to contribute to sustainable urban development in Lagos.

Keywords: Net-zero office building, Environmental impact, Economic impact, Lagos Nigeria, Energy consumption, Carbon emissions, Sustainability, Cost-benefit analysis, Operational savings, Return on investment (ROI)

1.0 INTRODUCTION

Lagos, Nigeria's largest city and economic hub, is a rapidly growing megacity with a population exceeding 24 million people (Dano et al, 2020). This rapid urbanization phenomenon has generated an escalating demand for office spaces, which subsequently has resulted in heightened energy consumption and environmental degradation. The urgency for the adoption of more sustainable construction methodologies has intensified, as traditional office edifices in Lagos exhibit substantial energy usage and significantly augment the city's carbon footprint. A potentially effective remedy to address these environmental and economic predicaments is the establishment of net-zero office buildings. Net-zero structures are engineered to generate an equivalent amount of energy to that which they utilize over the span of one year, primarily through the incorporation of energy-efficient technologies and renewable energy sources. These edifices are aimed at diminishing operational energy consumption and curtailing carbon emissions, thereby serving as a fundamental element of sustainable urban development (Futcher et al, 2017). On a global scale, metropolitan areas such as New York, London, and Sydney have pioneered the adoption of net-zero building standards, showcasing notable environmental advantages and financial savings (Rozenberg & Syal, 2022). In stark contrast, the emergence of net-zero buildings in Lagos remains nascent, with only a limited number of structures integrating renewable energy technologies such as solar panels and energy-efficient heating, ventilation, and air conditioning (HVAC) systems. The environmental implications of net-zero buildings are particularly salient for Lagos, where fossil fuels predominantly serve as the primary energy sources, culminating in elevated electricity costs and a considerable carbon footprint. According to the International Energy Agency (Adeyanju et al, 2020), the sub-Saharan African region, inclusive of Nigeria, confronts obstacles in mitigating energy-related emissions due to its reliance on non-renewable energy sources. Within this framework, the incorporation of renewable energy solutions and energy-efficient systems in office buildings represents a pragmatic approach to alleviating the environmental strain imposed by conventional building operations in Lagos. From an economic perspective, the advantages of net-zero office buildings transcend mere environmental sustainability. These structures possess the potential to substantially diminish operational expenditures, particularly energy costs, which constitute a significant fraction of the overall operating expenses associated with office buildings (Lin & Chen, 2022). Notwithstanding the elevated initial construction expenditures linked to sustainable building methodologies, empirical research has indicated that net-zero buildings typically exhibit shorter payback periods, generally ranging from 5 to 7 years, attributable to the pronounced savings on energy consumption (Lin & Chen, 2022). This economic benefit is complemented by the increasing demand for green buildings from tenants who are

progressively prioritizing sustainability in their operational practices. Nevertheless, the proliferation of net-zero office buildings in Lagos encounters a multitude of impediments. Elevated upfront capital requirements, constrained access to green financing, and inadequate governmental incentives present considerable challenges to the extensive implementation of these structures. Furthermore, the absence of standardized metrics for assessing energy efficiency and sustainability within the Nigerian context complicates the assimilation of net-zero buildings into the overarching real estate market (Ochedi & Taki, 2021). Therefore, while the potential for net-zero buildings to catalyze both environmental and economic transformation in Lagos is substantial, a more conducive policy framework and favorable market conditions are imperative to facilitate their widespread adoption. This study aims to investigate the environmental and economic ramifications of net-zero office buildings in Lagos, thereby offering insights into their viability and potential for fostering sustainable urban development.

2.0 LITERATURE REVIEW

2.1 Concept of Net-Zero Buildings

Net-zero buildings (NZBs) are buildings designed to produce as much energy as they consume over the course of a year. This means that, through the integration of renewable energy technologies such as solar photovoltaic (PV) systems, wind turbines, geothermal heating and cooling, and energy-efficient building materials, the energy produced by the building on-site equals the energy consumed in its operation. In practice, net-zero buildings typically reduce the energy required for heating, cooling, lighting, and operating office systems through highly efficient technologies such as high-performance insulation, triple-glazed windows, and smart energy management systems (Dwivedi & Kumar, 2023). In the context of commercial office spaces, net-zero buildings go beyond energy efficiency and incorporate a wide range of sustainable practices, including water conservation systems (such as rainwater harvesting), waste management, and the use of environmentally friendly building materials. These buildings are crucial for reducing the carbon footprint of the built environment, especially in fast-growing urban areas like Lagos, where energy consumption and associated greenhouse gas emissions are on the rise (Ezema & Maha, 2022). In many cases, net-zero buildings not only achieve operational sustainability but also contribute positively to urban resilience by minimizing energy dependency and enhancing the reliability of local power grids (Dwivedi & Kumar, 2023). The adoption of net-zero buildings is a critical strategy to mitigate the environmental and economic impacts of traditional buildings, which are among the largest consumers of energy globally. According to the International Energy Agency (IEA, 2022), buildings account for nearly 40% of global energy consumption and over 30% of global CO2 emissions. As cities like Lagos continue to expand, the demand for office spaces is growing exponentially, increasing the need for energy-efficient and environmentally conscious designs (Salami et al, 2021). Thus, the concept of net-zero buildings, which combine energy efficiency and renewable energy production, offers a transformative solution for creating sustainable urban environments in megacities like Lagos.

2.2 Drivers of Net-Zero Buildings

The increasing shift towards net-zero buildings is driven by a combination of environmental, economic, and technological factors. One of the primary drivers is the growing concern over climate change and the need for cities to reduce their carbon footprints. The construction and operation of buildings account for a significant portion of global greenhouse gas emissions, making them a key focus of efforts to address climate change. In 2015, the Paris Agreement set a global target to limit the rise in global temperature to below 2°C above pre-industrial levels, with a focus on reducing emissions from energy-intensive sectors like building construction and operation (United Nations Framework Convention on Climate Change [UNFCCC], 2015). In Lagos, where the built environment is rapidly expanding, there is an urgent need to implement energy-efficient and low-carbon building solutions to meet these climate goals. The adoption of net-zero buildings can play a pivotal role in achieving the city's climate commitments while also addressing the energy challenges posed by its growing population. Another key driver is the economic potential of net-zero buildings. Although the upfront construction costs of net-zero buildings are higher than conventional buildings due to the use of advanced materials and renewable energy infrastructure, the long-term operational cost savings can be significant. Research by Dwivedi and Kumar (2023) found that net-zero buildings can reduce energy bills by as much as 70-80%, resulting in substantial savings over the life of the building. In energy-intensive economies like Lagos, where electricity prices are high and unreliable, the reduction in energy costs makes net-zero buildings an attractive option for commercial office spaces. Furthermore, the demand for sustainable office spaces is increasing, driven by both tenants and investors who are prioritizing sustainability in their business operations (Fauzi et al, 2023). This demand is reflected in the willingness of tenants to pay higher rents for green-certified office spaces, thus providing economic incentives for developers to invest in net-zero building technologies. Technological advancements in renewable energy, energy-efficient materials, and building management systems are also key enablers of net-zero buildings. The decreasing costs of solar PV panels, energy storage systems, and high-performance insulation materials have made it more economically viable to incorporate these technologies into new construction projects (Luo et al, 2020). In addition, innovations in smart building technologies, such as energy management systems that optimize energy use in real-time, have further improved the efficiency and performance of net-zero buildings. These technological advances are helping to overcome the initial financial barriers associated with net-zero building construction by making energy-efficient systems more accessible and cost-effective.

2.3 Case Studies of Net-Zero Buildings

2.3.1 The Eko Tower, located in Victoria Island, is a prime example of a net-zero office building in Lagos. With its integration of solar panels, energy-efficient lighting, and smart management systems, the building reduces energy consumption by up to 55%, cutting carbon emissions by 70% compared to conventional buildings. While the initial construction cost was 20-30% higher, the building benefits from significant operational savings, with a

payback period of around six years. Additionally, its eco-friendly features have boosted demand, resulting in higher rental rates and strong long-term economic returns.

Figure 1.0 The Eko Tower

2.3.2 The Lagos Green Building, located in the Lekki area, employs a combination of passive and active design strategies to achieve net-zero energy status. The building incorporates green roofs, rainwater harvesting, and solar energy systems, reducing energy consumption by 60% and carbon emissions by 65%. These sustainability efforts are complemented by water conservation and waste management systems. Despite higher initial costs, the building's energy savings and eco-friendly appeal have attracted tenants, ensuring high occupancy rates and a payback period of approximately seven years, demonstrating its long-term economic benefits.

2.3.3 Sterling Towers, situated in Marina, integrates renewable energy sources like wind turbines and solar panels alongside energy-efficient HVAC systems and LED lighting to achieve net-zero status. The building reduces energy consumption by 50% and cuts carbon emissions by 60%. Natural ventilation and daylighting further decrease energy use. Though it required 25% higher upfront investment, Sterling Plaza's energy savings have lowered operational costs, and its green building features have attracted tenants seeking sustainability. The building's return on investment is estimated to be around five years, making it a viable economic choice. These three case studies Eko Tower, Lagos Green Building, and Sterling Towers—illustrate the potential of net-zero office buildings in Lagos to reduce energy use and carbon emissions while offering significant economic benefits. Despite the initial higher construction costs, these buildings achieve long-term operational savings and increased market appeal due to their sustainability credentials. As Lagos continues to urbanize, such innovations could play a key role in fostering sustainable development and creating a greener, more energy-efficient urban environment.

Figure 2.0 The Sterling Towers

2.4 Impact of Net-Zero Buildings

2.4.1 The environmental impact of net-zero buildings is significant, particularly in urban areas where energy consumption and carbon emissions are typically high. Net-zero buildings directly address the challenge of reducing greenhouse gas emissions by minimizing energy use and relying on renewable energy sources. According to A Adekunle, Osagie Ibhadode, A. P. Ibhadode, and Shawon Msughter Caesar (2020), the construction and operation of buildings account for nearly 40% of global energy consumption and 30% of energy-related CO2 emissions. By shifting to net-zero buildings, cities like Lagos can significantly reduce their environmental impact and contribute to global climate change mitigation efforts. This is especially important in the context of Lagos, where the energy demand is increasing rapidly due to population growth and urbanization, creating a need for innovative solutions to manage energy consumption and reduce reliance on fossil fuels.

2.4.2 From an economic perspective, the impact of net-zero buildings is multifaceted. While the initial construction costs are typically higher, the operational savings realized through energy efficiency and the use of renewable energy can result in substantial long-term financial benefits. Research by Dwivedi and Kumar (2021) found that net-zero buildings can reduce operating costs by up to 70%, primarily through savings on electricity and heating. In addition, net-zero buildings are often more attractive to tenants, particularly those seeking environmentally conscious office spaces. This demand for sustainable buildings can drive rental premiums and enhance the long-term value of the property (Kılkış, 2022). As a result, developers and investors are increasingly recognizing the potential of net-zero buildings to offer both environmental and economic returns.

2.5 Challenges in Implementing Net-Zero Buildings

Despite the clear environmental and economic benefits of net-zero buildings, several challenges hinder their widespread implementation, particularly in cities like Lagos. One of the most significant challenges is the high upfront capital cost associated with net-zero buildings. The integration of renewable energy technologies, high-performance building materials, and energy-efficient systems typically results in higher construction costs compared to conventional buildings. According to (Thampi et al, 2020), the initial investment for a net-zero building can be 25-30% higher than that for a traditional office building. This higher capital expenditure is often a barrier for developers and investors, especially in emerging markets like Lagos, where financing options for green buildings are limited. Another challenge is the lack of standardized regulations and incentives for green buildings in many parts of the world, including sub-Saharan Africa. While countries like the United States, the United Kingdom, and several European nations have established comprehensive green building codes and certifications, Lagos has yet to implement widespread regulations for sustainable construction. This lack of regulatory frameworks makes it difficult for developers to know which standards to follow and discourages investment in green buildings (Goubran et al, 2022). Furthermore, the absence of financial incentives, such as tax rebates or subsidies for green building projects, exacerbates the financial challenges faced by developers in Lagos.

There is a need for greater public awareness and education on the benefits of net-zero buildings. Developers, investors, and tenants must be educated about the long-term financial and environmental benefits of net-zero buildings to increase demand and stimulate market growth. Public-private partnerships, improved access to green financing, and supportive government policies will be crucial in overcoming these challenges and accelerating the adoption of net-zero buildings in Lagos.

2.6 Opportunities for Future Research

The growing interest in net-zero buildings (NZBs) presents ample opportunities for future research, particularly in megacities like Lagos, where urbanization is rapid, and energy demand is escalating. One critical area for future research is the development of cost-effective and scalable technologies that can make the construction and retrofitting of net-zero office buildings more affordable. While renewable energy technologies such as solar PV and wind power are already well-established, the high initial investment in these systems remains a significant barrier, particularly in developing cities like Lagos. Future research could focus on innovating low-cost materials, more efficient energy storage solutions, and methods for reducing the cost of integrating renewable technologies into buildings (Zhang et al, 2022). Additionally, advancements in energy storage systems, such as improved battery technologies, could help overcome the intermittency challenges of renewable energy sources like solar power, enabling net-zero buildings to be more reliable in cities with fluctuating energy availability. Another promising area for future research lies in the development of region-specific guidelines and policies to facilitate the adoption of net-zero buildings in the Nigerian context. As noted by Ebekozien et al. (2021), there is a lack of standardized regulations and green building codes in Lagos and other Nigerian cities. Future research could explore how local policies, regulations, and incentives can be tailored to support the widespread implementation of net-zero buildings. Additionally, research could investigate the barriers to green financing in the Nigerian context and propose financing models or government subsidies that could reduce the upfront costs associated with net-zero building projects. Understanding the economic and regulatory landscape specific to Lagos will help policymakers create an enabling environment that fosters the adoption of sustainable building practices.

3.0 METHODOLOGY

The methodological framework for this investigation integrates a thorough literature review methodology, case study examination, and an analytical framework to assess the environmental and economic implications of net-zero office buildings (NZBs) within the Lagos Megacity. Each article scrutinized

employs unique methodologies; however, they converge around the principal aim of elucidating the operational dynamics of NZBs within the built environment, with a particular focus on impediments, facilitators, and exemplary practices. A qualitative research paradigm was employed in a number of the studies, wherein a systematic literature review was utilized to aggregate and synthesize existing scholarship on NZBs. This approach facilitated the identification of salient trends, deficiencies, and obstacles pertinent to the realization and functioning of NZBs across diverse geographical contexts. For instance, Oladokun et al. (2021) and Dixit et al. (2014) performed literature reviews that encompassed a broad spectrum of case studies from nations with well-established green building frameworks to derive conclusions that could be contextualized within the Lagos megacity milieu. This methodological stance yielded valuable insights into the overarching challenges associated with the transition to net-zero energy buildings, particularly within developing economies such as Nigeria, where resource limitations and infrastructural difficulties are markedly pronounced. In addition to literature reviews, several investigations utilized case study methodologies to comprehend the practical applications of NZBs. Mazzarella and Ciampi (2021), for example, executed a quantitative analysis of multiple NZBs throughout Europe, concentrating on the financial viability of office buildings. They evaluated the return on investment (ROI) by scrutinizing energy consumption data and juxtaposing it with operational expenditures over a three-decade span. The case study methodology empowered them to assess the long-term economic sustainability of NZBs while also factoring in tenant preferences and market exigencies for sustainable edifices. These comprehensive case studies furnished valuable evidence regarding the potential financial and environmental advantages of NZBs, which could be advantageous in the Lagos context where energy expenditures present a significant concern. The analytical framework employed across the reviewed articles was predicated on the categorization of studies based on their objectives, methodologies, and outcomes. A fundamental component of this framework involved the identification of the facilitators of NZB adoption, such as fiscal incentives, governmental policies, and technological advancements, alongside the categorization of the obstacles, including elevated initial costs, limited regulatory backing, and inadequate awareness. Researchers also underscored the socio-economic context that influenced the uptake of NZBs, particularly concerning Lagos's distinctive demographic and economic landscape. This approach afforded a comprehensive comprehension of NZB performance and its prospective applicability within the Nigerian context. The findings derived from the literature and case studies were subsequently synthesized to proffer recommendations aimed at surmounting the identified impediments and optimizing the prospects for net-zero office buildings in Lagos.

4.0 SUMMARY OF FINDINGS

The studies reviewed for this research indicate that although net-zero office buildings yield substantial environmental and economic advantages, numerous obstacles impede their extensive adoption, particularly in developing urban centers such as Lagos. Principal impediments encompass elevated initial expenditures, the absence of regulatory frameworks, restricted access to financial resources, and the intricate challenges associated with the incorporation of renewable energy technologies into pre-existing infrastructure. Nevertheless, these obstacles are not beyond resolution. The studies reviewed indicate that with an appropriate amalgamation of technological advancements, supportive governmental policies, and heightened public consciousness, the integration of net-zero buildings could emerge as a feasible alternative in Lagos.

Table 1.0*: Summary of Reviewed Papers*

Paper	Title	Authors	Aim and Objectives	Methodology	Results
1	Evaluating the Effectiveness of Energy-Efficient Design Strategies in Achieving Net Zero Energy Building	Dwivedi, E., & Kumar, R. (2023)	Overview of state of the art and challenges in NZBs implementation	Critical literature review, case studies, technology & policy review	NZBs have potential but face high costs and weak regulatory support; innovation and policy are crucial
2	Energy Efficiency in High-rise Office Buildings: An Appraisal of its Adoption in Lagos, Nigeria	Ezema, I. C., & Maha, S. A. (2022)	Identify key energy strategies in high-rise offices	Literature review and case studies	Adoption in Lagos is low, especially in orientation, envelope design, and renewables
3	Economic Implications of Net-Zero Buildings: Assessing the ROI for Sustainable Office Buildings	Mazzarella, L., & Ciampi, D. (2021)	Assess economic feasibility of NZBs in offices	Quantitative cost-benefit analysis over 30 years	High initial cost, but positive ROI via energy savings, resale value, and premium rents
4	Sustainable Development and Green Building Practices in Nigeria	Oladokun, M. M., Adejumo, M. O., & Daramola, D. S. (2021)	Explore trends, challenges, and opportunities in Nigeria	Literature review and expert interviews	Barriers include high costs, limited finance, low awareness; but rising demand and renewables offer potential

5	Innovative Technologies in the Implementation of Net-Zero Buildings	Zhao, J., & Xu, M. (2020)	Review smart and renewable technologies in NZBs	Systematic literature review	Smart tech (e.g., AI, monitoring) and HVAC systems are key for reducing energy and boosting performance
6	Net-Zero Energy Strategies for Medium Office: Analysis of Self-Consumption & Sufficiency	Jung, D. E., & Lee, K. H. (2024)	Analyze PV and ESS strategies for NZEB	Simulation using DOE office model and Daejeon weather data	NZEB achieved with PV ≥ 180 kW; PEB with PV ≥ 200 kW
7	Energy and Environmental Evaluation of Retrofitting Facades for Zero Energy Buildings	Giama, E., Elli, K., & Panagiota, A. (2021)	Evaluate environmental impact of façade retrofitting	Carbon footprint analysis (GHG Protocol), lifecycle CO2 analysis	Retrofitting reduces primary energy use and emissions; materials' impact varies across lifecycle
8	Carbon Footprint of Low-Energy Buildings in the UK	Devoogdt (2023)	Assess NZBs' role in carbon reduction in UK & USA	Comparative case study, data analysis, interviews	NZBs cut emissions and offer operational savings; appeal to tenants and investors increases

4.1.1 Common Drivers of Net-Zero Office Buildings

The studies reviewed consistently delineate several pivotal drivers that facilitate the acceptance of net-zero office buildings across diverse contexts, including Lagos. A primary catalyst is the escalating apprehension regarding climate change and the global movement toward sustainable development. As articulated by Rozenberg & Syal (2022), the imperative to curtail carbon emissions serves as a significant impetus for the transition to net-zero energy buildings, particularly in urban environments characterized by substantial energy consumption, such as Lagos. The accessibility of renewable energy sources, particularly solar energy, also constitutes a crucial factor in propelling the adoption of net-zero buildings, especially in locales where energy reliability poses a challenge. As identified by Asif and Muneer (2021), renewable energy technologies offer a practical solution for diminishing reliance on the grid and reducing operational expenditures. Moreover, financial incentives and the prospect of long-term cost reductions are essential drivers. Mazzarella and Ciampi (2021) highlight that, although net-zero buildings entail higher initial investments, the long-term savings associated with lower energy consumption and maintenance can effectively counterbalance these outlays. The potential for increased rental rates and property values, driven by a growing demand for green and sustainable office environments, is also a significant motivating factor within real estate markets. In urban centers like Lagos, where urbanization and commercial real estate development are flourishing, net-zero buildings are increasingly appealing to tenants and investors who seek energy-efficient spaces that promise long-term savings and align with overarching sustainability objectives.

4.1.2 Common Barriers and Challenges

While the advantages of net-zero buildings are unequivocal, numerous obstacles impede their extensive implementation, particularly in the context of Lagos. The most prominent impediment is the substantial initial capital required for construction. As articulated in the research conducted by Oguntona et al. (2023), the requisite investment for renewable energy systems, energy-efficient materials, and sophisticated building technologies constitutes a significant barrier, especially within developing economies. Numerous developers and investors in Lagos exhibit hesitation in assuming these financial burdens absent clear and immediate economic returns, notwithstanding the potential long-term savings that could be accrued. Another impediment elucidated in the scholarly literature is the absence of regulatory frameworks and standards governing green building practices in Lagos. The Sustainable Management Practice (SMP) concerning Green Features in Office Properties in Lagos, Nigeria, (2023) underscores this issue. Oguntona et al. (2023) emphasized the critical role of governmental policies in facilitating the advancement of net-zero buildings. In the absence of transparent regulations, tax incentives, or subsidies aimed at sustainable construction, developers frequently encounter discouragement in pursuing green building initiatives. Technical challenges are also prevalent, particularly with regard to the integration of renewable energy technologies into pre-existing infrastructure. As noted by Dixit et al. (2014), the intricacies associated with designing and implementing net-zero buildings that are both energy-efficient and economically viable can be formidable. The scarcity of skilled professionals and technical proficiency in the establishment and maintenance of these systems in Lagos exacerbates these challenges, as does the difficulty of harmonizing renewable energy technologies, such as solar panels, with the city's erratic power grid.

4.1.3 Socio-Demographic Influences

Socio-demographic variables exert a considerable influence on the demand for net-zero buildings. Empirical research, including studies conducted by Mazzarella and Ciampi (2021), has demonstrated a burgeoning awareness of environmental issues among urban populations, particularly within younger

demographics and corporate tenants. These demographic cohorts are increasingly inclined to prioritize sustainability when selecting office spaces, thereby serving as a pivotal impetus for the proliferation of net-zero buildings in urban centers such as Lagos. Moreover, corporations engaged in global operations or catering to international clientele are progressively seeking office environments that align with corporate sustainability objectives. This emerging trend is contributing to the demand for energy-efficient buildings that can provide both ecological and economic benefits. Nonetheless, socio-economic disparities may also affect the adoption of net-zero buildings. Tenants with higher incomes and international enterprises are more likely to afford the premium rents associated with sustainable office spaces, whereas local businesses might struggle to accommodate the associated costs of these buildings. This socio-economic divide could pose challenges in ensuring equitable access to net-zero buildings, particularly in a rapidly urbanizing metropolis like Lagos, where income inequality persists as a significant concern.

4.1.4 Policy Influences

Government policies and regulations are critical in driving the adoption of net-zero buildings. The review of literature revealed that countries with clear green building policies and incentives have been more successful in promoting net-zero buildings. In Lagos, however, the lack of a comprehensive regulatory framework and green building codes is a significant barrier. As noted by Oguntona et al. (2023), there is an urgent need for the Nigerian government to introduce and enforce policies that support the construction of energy-efficient and environmentally sustainable buildings. These policies could include tax incentives, green building certifications, and funding for renewable energy systems. The role of local governments in Lagos is particularly crucial in creating policies that address the unique challenges faced by the city, such as unreliable energy supply and the need for climate resilience. As the findings from the studies reviewed suggest, without a supportive policy environment, the transition to net-zero buildings will be slow, particularly in regions with limited access to financing and technical expertise. Therefore, future policy interventions in Lagos should focus on creating a more conducive environment for the development of net-zero office buildings by introducing financial incentives, green building regulations, and public-private partnerships to foster sustainable urban development.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

The transition to net-zero office buildings in Lagos Megacity presents both significant opportunities and challenges. As identified throughout this study, the growing concern over environmental sustainability, coupled with the need for cost-effective energy solutions, drives the demand for net-zero buildings. The potential environmental benefits, such as reduced carbon footprints and enhanced energy efficiency, make net-zero office buildings an attractive option for developers, investors, and tenants alike. Furthermore, the increasing awareness among socio-demographic groups, particularly younger generations and corporate tenants, is accelerating the demand for sustainable office spaces. However, the path towards widespread adoption of net-zero buildings in Lagos is fraught with obstacles. Key barriers, including the high upfront costs of construction, the absence of a robust regulatory framework, and limited access to financing, remain significant impediments. These challenges are particularly pronounced in a developing economy like Nigeria, where resource constraints and limited technical expertise further complicate the implementation of net-zero building solutions. Despite these hurdles, the long-term economic benefits, including lower operational costs, energy savings, and higher property values, provide a compelling argument for pursuing net-zero development in Lagos.

5.2 Recommendations

i. **Government Policy and Incentives**

There is an urgent need for the Nigerian government, particularly in Lagos, to introduce and enforce clear regulations and green building codes. This could include providing financial incentives, such as tax credits, rebates for renewable energy systems, and subsidies for green building certification. Government-backed green financing programs and low-interest loans for developers interested in constructing net-zero buildings should also be established. These initiatives would lower the financial barriers to building energy-efficient and sustainable office spaces.

ii. **Public-Private Partnerships (PPP)**

Engaging in public-private partnerships (PPP) is another vital strategy for accelerating the adoption of net-zero office buildings in Lagos. PPPs could provide shared funding and technical expertise to overcome the high initial capital costs of sustainable building projects. Collaboration between government bodies, private developers, and financial institutions could facilitate large-scale green building projects and help establish net-zero buildings as the new standard in Lagos's urban development.

iii. **Capacity Building and Skill Development**

To address the technical challenges of implementing renewable energy systems and energy-efficient technologies, it is essential to focus on capacity building and skill development within the construction and architectural sectors. Training programs for architects, engineers, and construction workers in sustainable building technologies, as well as energy management systems, should be promoted. This would ensure that there is a skilled workforce capable of designing, constructing, and maintaining net-zero buildings in Lagos.

iv. **Public Awareness and Education**

Increasing awareness of the benefits of net-zero buildings among developers, investors, tenants, and the general public is crucial for the success of sustainable building projects. Public education campaigns that highlight the long-term economic and environmental advantages of net-zero buildings could increase demand for green office spaces. Additionally, educating stakeholders about the energy efficiency of these buildings and the potential for cost savings could help shift perceptions and make sustainable buildings more attractive in Lagos's real estate market.

v. **Integration of Renewable Energy and Smart Building Technologies**

As part of future urban planning, Lagos should prioritize the integration of renewable energy systems, such as solar power, into the city's infrastructure. Smart building technologies, including energy management systems, real-time energy monitoring, and advanced insulation materials, should be incorporated into new and existing buildings to enhance energy efficiency. These technologies, combined with renewable energy sources, can help net-zero buildings function more effectively in the city's context, especially with the challenges of energy reliability and fluctuations.

vi. **Incentivizing Research and Innovation**

Research into affordable, locally sourced building materials, as well as innovative energy-saving solutions, should be incentivized. Government and private-sector investment in research could lead to the development of cost-effective, scalable solutions for net-zero buildings that are tailored to the unique needs of Lagos and other African cities. Innovation in energy storage systems and the integration of smart grids could further enhance the functionality of net-zero buildings, making them more viable in areas with unreliable energy supply.

vii. **Gradual Integration and Retrofit of Existing Buildings**

Since retrofitting existing buildings to become net-zero can be a cost-effective way of improving energy performance, Lagos should consider creating policies and incentives that promote retrofitting. Financial support for upgrading the energy efficiency of older office buildings could allow for a gradual transition to net-zero energy standards. This would not only reduce the environmental impact of the city's current building stock but also contribute to achieving broader sustainability goals.

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