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LAGOS CITY TWIN / HOUSING

Housing

Domain Guide

Read dwelling characteristics, tenure and rental context alongside the household and ward references in each record.

City	Lagos
Coverage	Public sample available
List price	$5,995 USD - standalone domain
Guide edition	Publication revision 10 September 2026; evidence dates retained

Use this guide

Read the documented coverage and limitations alongside the published sample and release evidence. Model counts and sample distributions describe their stated source and period. The final accepted order specifies licensed scope, usage rights, duration and delivery.

Useful questions

- Compare housing and tenure types
- Inspect dwelling size and monthly rent
- Review tenancy timing and household context

Scope and limitations

Confirmed live: Lagos has far fewer generated HousingUnit rows than its population scale would imply. This under-supply is the direct cause of the occupancy warning: every generated unit is occupied because the current unit stock is too small, not because the model is claiming zero real-world vacancy.

H11 correctly reports N/A rather than a false PASS or FAIL.

Health's TB risk coupling reads HousingUnit against household size directly - there is no separate, named "crowding index" field or certified band. CROWDING INDEX - NOT YET MODELED as its own metric, disclosed rather than invented.

Housing chronology and linkage reconciliation are validated before release. The public site reports certification outcomes rather than the internal repair sequence or scheduling mechanism.

Inside this guide

01 How Housing fits the City Twin.

02 Known and possible relationships.

03 More than an address.

04 Where people live changes as their lives change.

05 Every city houses its population differently.

06 Housing evidence becomes residential relationships.

07 From a household code to a real dwelling.

08 Does the synthetic housing system resemble the city?

09 Housing data is uneven because cities are uneven.

10 From household formation to a place in the city.

01 How Housing fits the City Twin.

FCTE models housing as the relationship between households , dwellings and place - connecting synthetic citizens to the homes they occupy, and preserving how that relationship changes through time. A household isn't generated once and left in one house forever: Tenancy rows open and close, rent gets paid and sometimes missed, inspections pass or fail, and - where the household itself dissolves - the housing record closes out too.

Housing type, tenure, occupancy and applicable residential conditions exist inside the same City Twin™ as households , land and construction - graduated to the shared engine Core on 2026-07-17, the sixth domain to graduate after demographics, health, land, hr and construction.

Lagos City Twin™ · 1940-2026

Supporting links

households

02 Known and possible relationships.

Connections follow the published domain scope. Optional, contextual and planned relationships retain their stated limits below.

Domain or context	Relationship and published scope
Households	Tenancy (one open tenancy per currently-housed household)
Construction's Project	HousingUnit (documented relationship, both graduated Core domains)
Health	housing crowding context can inform respiratory-risk analysis; exact downstream weights are controlled.
Housing	affordable-housing schemes can be analyzed against area and certification check context; exact linkage logic is controlled
Land	TitleStatus / IsServiced (informal housing correlates with informal land tenure, not a direct relationship-enforced rule)

Supporting links

Households

Land

Water

Health

Construction

03 More than an address.

FCTE Housing represents the dwelling a household occupies, under what tenure, in what condition, and how that relationship changes through time - one longitudinal tenancy span rather than one static address per household.

Synthetic housing-unit context represents dwelling form, location, capacity and construction-era attributes without publishing physical field layouts.

Two deliberately separate analytical axes distinguish housing form from estate/structural character.

Occupancy and tenure connect households to housing units through time across rental, owner, family, social, cooperative and tenant-purchase contexts.

Inspection context represents structural, fire, sanitation, electrical, planning and routine checks with governed outcomes and a risk signal.

historical housing index perturbs generation against documented Lagos certification check and market events; Eviction and RentPayment preserve chronology across repair passes.

Housing can be analyzed alongside Construction and Land through shared project, parcel and geography context. The physical key layout is controlled.

Synthetic by design: FCTE housing units and occupancy relationships do not represent the residences of real people. They are generated from real, cited housing, tenure and dwelling-form evidence - not sampled from any real property

register.

Households, Housing, Land and Construction are four separate real questions about the same physical place - not four names for the same table. A dwelling can change tenant, tenure or condition without its parcel or its construction history ever changing.

Domain	Core Question	Key Objects	Anchor Example
Households	Who lives together?	Household, HouseholdMember	Household HH000350833
Housing	Where do they live, under what tenure?	HousingUnit, Tenancy, Inspection	Housing Unit NRB-HU/0048102
Land	What sits beneath it?	Parcel, TitleStatus, OwnershipHistory	Parcel #29182
Construction	How did it get built?	Project, BuildingPermit, SiteInspection	Project #7192

Supporting links

Households

Land

04 Where people live changes as their lives change.

Household 1013851, Lagos. A real, currently-live Tenancy row on HousingUnitId 15125, RENTAL, KES 229,899/mo, open since 2018-08-01 with no end date.

A new Household row is created by one of the seven Household Lifecycle mechanisms - Housing has no formation logic of its own; it waits for a household to exist.

Her only Tenancy row to date - real, still open, on the same HousingUnitId since 2018.

Explore a Real Housing Record →

Supporting links

Household Lifecycle

Explore a Real Housing Record →

05 Every city houses its population differently.

Lagos keeps dwelling form separate from settlement/formality context so analyses do not collapse two different housing concepts into one label. Exact fields are controlled.

Real, cited calibration bands from the Lagos LASG Housing/Land Bureau data-realism pack (internal release rule) - not invented percentages.

FCTE represents formal and informal housing separately where city evidence supports it. Informal-housing propensity varies by area-level planning, density and informality context rather than using one flat citywide constant. A shared formality classification keeps downstream analyses consistent. Exact calibration weights, bounds and transformations are intentionally not published.

Housing Type	Expected Share
FACE-ME-I-FACE-YOU	28.0% - 42.0%
SELF-CONTAINED	22.0% - 35.0%
BUNGALOW	8.0% - 18.0%
FLAT	8.0% - 18.0%
TENEMENT	5.0% - 15.0%
DUPLEX	3.0% - 10.0%
SHANTY	3.0% - 10.0%
MANSION	0.5% - 3.0%

Ownership Status	Expected Share
RENTED	62.0% - 78.0%
OWNER-OCCUPIED	18.0% - 30.0%
FAMILY-OWNED	3.0% - 10.0%
EMPLOYER-PROVIDED	2.0% - 8.0%

06 Housing evidence becomes residential relationships.

Post-generation integrity processes reconcile housing links, overlaps and chronology. Certification verifies the outcomes; exact repair sequence, matching rules and transaction logic are controlled.

Published housing, tenure, occupancy and dwelling-stock evidence anchors city-level distributions and certification targets.

Occupancy rate (certification check, occupied ÷ total units); tenure-mix direction (certification check, rental vs. owner share).

Tenure mix, occupancy, dwelling types and housing lifecycle patterns are calibrated to cited city evidence and release-level realism checks. Exact assignment weights and transition parameters remain controlled.

Individual synthetic assignments are generated under controlled domain rules. Exact sampling, assignment order and parameterization are not published.

View Housing Generation Methodology →

Realism reference for certification check and Lagos's DRF calibration pack.

Per-ward calibration inputs, Lagos.

Structural (H01-H16) and realism (certification check-R05) batteries run live in Lagos.

Open Housing Source Catalogue →

Supporting links

View Housing Generation Methodology →

Open Housing Source Catalogue →

07 From a household code to a real dwelling.

Representative synthetic rows from the public housing model - categories and value bands illustrate the release without publishing the internal data structures. Explore the release-backed analysis-ready examples in City Twin™ for current data.

Explore Housing Data →

Public entity family	Represents	Disclosure boundary
Housing unit context	Dwelling form, area and availability context	Physical unit fields and identifiers are controlled
Occupancy & tenure	Household occupancy and tenure through time	Exact occupancy fields and constraints are controlled
Payment & transition context	Rent, eviction and occupancy-change context	Exact payment/transition mechanics are controlled
Inspection & project context	Quality, construction and affordable-housing context	Physical cross-domain keys are controlled

UnitCode	EstateType	TenureType	MonthlyRentLocal	Status
LOS-HU-118-042	Formal	RENTAL	145,000	Current
LOS-HU-206-011	Informal	FAMILY_OCCUPIED	-	Historical

Supporting links

City Twin™

Explore Housing Data →

08 Does the synthetic housing system resemble the city?

Structural certification passes fully in Lagos. Realism certification passes 4 of 5 checks - the fifth is a real, disclosed WARN, not hidden.

Open Housing Realism Report →

The full H01-H16 structural battery plus the 5-check certification check-R05 realism battery run live against Lagos release. A large-scale chronology defect (H14, tenancies starting before their own housing unit existed) was found, investigated and fixed live 2026-08-06 - see the Temporal Integrity Audit for the full writeup. H16 (below) remains open.

16 structural checks (H01-H16) run live in Lagos: 16/16 PASS. A separate 5-check realism suite (certification check-R05) passes 4/5, with 1 disclosed WARN traced to a real, unfixed HousingUnit scale gap on Lagos.

Explore Every Housing Check →

• H03 - local rent-payment amount all > 0: 0 violations, Lagos

• H15 - inspection reference all valid catalog values (certification check, closes a real Nigeria directly linked bug): 0 violations

• H08 - every ward with a citizen has ≥1 housing unit: PASS, Lagos

• H09 - AffordableHousingProject unit-count ordering (Occupied ≤ Allocated ≤ Target): 0 violations

• H04 - tenancy start date within [SeedEpoch, NowDate]: 0 violations

• Chronology - unit, tenancy, inspection and payment ordering: 0 violations

• H06 - eviction-notice date ≥ tenancy start date: 0 violations

• certification check - tenure-mix direction: PASS, Lagos (city/national evidence cited)

• certification check / R04 - eviction rate & inspection-outcome diversity: PASS, Lagos

• certification check - no open Tenancy for an all-deceased household: 0 rows, Lagos

Supporting links

Open Housing Realism Report →

Explore Every Housing Check →

09 Housing data is uneven because cities are uneven.

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Lagos's historical housing index uses the same shared mechanism and still perturbs correctly - it just doesn't yet have equivalent Lagos-specific named certification check anchor events researched and populated.

Earlier Lagos housing counts understated the scale of housing relative to the population. Updated estimates use population and an external Lagos housing-market benchmark. The revised counts are not yet available throughout this release.

Open tenancy records belonging to households with no surviving members were found on both City Twins. The existing cleanup routine has been wired into the standard generation workflow so it now runs on every cycle, rather than requiring a manual step.

No synthetic housing unit corresponds to a real address, building or property. Every unit, tenancy and inspection on this page is statistically generated, not drawn from any real land or property registry.

View All Housing Limitations →

Supporting links

View All Housing Limitations →

10 From household formation to a place in the city.

Formed by one of the seven Household Lifecycle mechanisms - Housing waits for it, doesn't create it.

A housing occupancy relationship opens in the same area, carrying tenure and rent context through time.

The household's own composition changes; Housing reacts only when the household itself dissolves.

Multiple Tenancy rows per unit stay queryable, ordering enforced by reconciliation processes and H14.

Available as Standalone Domain · Multi-Domain Bundle · Full City Twin™

Supporting links

Explore This Record →

View the analysis example →

See the Evidence →

Review licensing & delivery details →

View Pricing & Licensing →

Browse Housing Data →

Explore Multi-Domain Access →