

Factors Hindering Private Developer In Housing Development In Lagos State

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Abstract

To a nation housing represents an important sector of the economy and an index of its economic advancement, and investment in real estate development. Using a detailed questionnaire with 100 construction professionals, this paper analyzes how residential housing facilities are being planned in Lagos state and how to ameliorate the current problems faced by housing developments in Lagos State, Nigeria. The findings of the study discovered that high population growth, limited land supply, lack of adequate physical planning, cost of building materials and poor infrastructure are the factors militating against residential development in Lags state. This paper focused on one of the factors; lack of planning and solution to avert this was proffered. The study suggests that for construction professionals to adhere to proper planning. Also suggested that all professional bodies should be charged to conform members and intensify punishment to serve as a deterrent to non complying members for standard practices.

Keywords : Housing, Lagos State, Planning and Private Developer.

1. 1 Introduction

In Nigeria today, the dream of an average man is to be a homeowner (Elegbede et al., 2015). Nigeria is a multi-ethnic and multi cultural society, characterized with formalities and informalities (Leffler, 2015). Nigeria has experienced a high and quadrupling population growth and urbanization for at least the last 50 years (UN,2013). The various tiers of the Government have put in place different policies and programmes with the aim of achieving the vision 2020(Elegbede, 2015). The Nigerian population is fast increasing daily and there is the physical expansion of the cities within (Elegbede, 2015). On the whole, development planning in Nigeria has, over the years, been constrained by the failure of the Nigerian leadership to properly envision true development and place same on the agenda, further argued that sundry factors like misplacement of priorities, poor plan discipline, lack of self-reliance, ineffective executive capacity and public sector inefficiency, technology transfer syndrome, system corruption and inefficacious public/private partnership have made a genuine development path somewhat illusory (Ejumodo, 2013).The actualization of sustainable development plans based on realistic data in Nigeria will therefore require clear development vision, genuine commitment to the development agenda, public sector efficiency and discipline, private public partnership (Ejumodo, 2013).

Planning provides a rational approach to preselected objectives and strongly implies managerial innovation (Ejumodo, 2013). It is not only the most critical aspect of all the managerial functions, it is an intellectually demanding process that requires that we consciously determine courses of action and base our decisions, which bridges the gap between where we are and where we want to go (Ejumodo, 2013). In essence, planning is the process of determining how the organisation can get to where it wants to be and what it will do to accomplish its objectives. Planning entails the determination of control, direction and method of accomplishing the overall organizational objective. It is the process by which managers examine their internal and external environments, ask fundamental questions about their organization's purpose and establish a mission goals and objectives (Dalton, 1996) .It includes all the activities that lead to the definition of objectives and to the determination of appropriate courses of action to achieve those objectives (Ivancevich et al., 1994). Planning is thus prepared for action and the first step to every sort of human activity as well as a rational process characteristic of all human behaviours (Pfinner & Presthrus 2008). In sum, planning is planning no matter the nature or type There is, in short a convergence of

opinion among the authors on administration and management that planning has a primacy over all the other organizational functions (Goulet 2008, Hackett 1997, Kootnz et., 1984, Stoner & Freeman 2004, ,Cowling & Mailer 2004,Ezeani 2006 & Certo 2009).

Private developers are essential elements of economic development, economic growth and capital formation. The availability of adequate housing, infrastructure on availability of adequate housing, infrastructure on the ground will dissuade the developers' pressures to the constraint in housing developers (Elegbede et al., 2015)

In the light of on-going subject can we say that residential housing facilities in Lagos State are well planned for by private developers? The study thus aimed at identifying how residential housing facilities are being planned for by private developers in Lagos State, and how to overcome the challenges.

2 Methodology

The data used in this paper were derived from both primary and secondary sources. The primary data was obtained through survey, while the secondary data was derived from the review of literature. The primary data was collected through questionnaire from 100 construction professionals in Lagos state. The questionnaires were divided into two sections; Section A: Biodata, Section B: Residential Housing Project Development in Lagos State. The populations in this study consist of the professionals (architects, quantity surveyors, builders and civil engineers).

3 Data Analysis and Findings

This sub-section is concerned with how the data collected will be transformed in order to satisfy the requirements needed to answer the research questions formulated in the study. Firstly, the data will be coded and analyzed using SPSS (Statistical Package Software for Social Sciences); both descriptive and inferential statistics will be used for the analyses. Frequency, percentages and cross tabulation of variables will be used for descriptive statistics while chi-square, correlation and regression will be used in inferential statistics to test hypotheses.

4.1 Overview of Questionnaire Distribution and Response Rate

Table 1. Questionnaire Distribution and Response Rate

Target Respondents	Number Distributed	Number Returned	% Number Returned
Architect, Quantity Surveyors, Civil Engineers and Builders	105	100	95.23

4.2 Reliability Test of the Sample Data

Table 2 Reliability Statistics

Cronbach's Alpha	N of Items
.766	97

Table 2 shows that the sample data had ninety-seven variables and a value of 0.766 for Cronbach's Alpha, therefore the data set is reliable

4.3 Data Presentation and Interpretation

This section will be divided into two sub-sections namely socio-demographic variables and residential building projects development in Lagos State.

4.3.1 Socio-Demographic Variables of Respondents

Table 3 Demographic

	Frequency	Percent
Sex		
Male	68	68.0
Female	32	32.0
Total	100	100
Spécialisation		
Architect	16	16.0
Civil Engineer	24	24.0
Builder	28	28.0
Quantity Surveyor	32	32.0
Total	100	100.0

Table 3 shows that males constituted 68% of the respondents while females constituted 32% of the respondents in the sample. For the job specialization, the table shows that Quantity Surveyor profession had the highest percentage (32%) of respondents in the sample while Builder, Civil Engineer and Architect constituted 28%, 24% and 16% of respondents respectively in the sample.

Tabl 4. Factors Militating against Affordable Residential Housing in Lagos State

Factors	%Appl icable	%Not Applicabl e	%Total
High population growth	93	7	100
Limited land supply	76	24	100
Lack of adequate physical planning	78	22	100

High cost of building materials	100	0	100
Poor Infrastructure	88	12	100

Table 4 reveals that all the respondents admitted that high cost of building materials as the major factor militating against affordable residential housing in Lagos State while 93%, 88%, 78% and 76% of the respondents admitted high population growth, poor infrastructure, lack of adequate physical planning and limited land supply as the factors that were also militating against affordable residential housing respectively.

Table 5 Planning

	%Applicable	%Not Applicable	%Missing	%Total
Assessment of Planning stages in Lagos state for residential				
Survey Plan	100	-	-	100
Presentation Drawings	99	-	1	100
Approval Drawings	100	-	-	100
Construction Drawings	100	-	-	100
Structural Drawings	97	-	3	100
Electrical Drawings	98	-	2	100
Mechanical Drawings	98	-	2	100
Reasons for Improper planning				
Finance	76	24		100
Regulations	93	7		100
Cumbersome	64	36		100
Bribes	90	10		100
Planning type made in case of inadequate adherence to planning				
Survey Plan	100	-		100
Building Plan	100	-		100
Structural Plan	20	74		100
Mechanical Plan	4	95	1	100
Electrical Plan	4	96		100

Table 5 shows that all the respondents admitted that Survey plan was the first planning stage and approval of drawings and construction drawings were unanimously believed to be the third and fourth planning stages respectively, while some respondents did not supply response for presentation drawings, structural drawings, electrical drawings and mechanical drawings. However, the responses supplied in the cases of the stages with some missing responses were still large enough to support their planning stages since not less than 97% of the respondents endorsed their respective planning stages.

It also shows that Regulations was the reason that had the highest percentage (93%) of respondents voted for as the reason causing improper planning while Bribes/Gratification, Finance and Cumbersome procedure had 90%, 76% and 64% respectively.

Also, shows that all the respondents admitted that survey plan and building plan were always done despite inadequate adherence to planning. However, structural plan, electrical plan and mechanical plan were rarely observed hence 20%, 4% and 4% respectively.

Table 6 Planning Stages and approval

	Frequency	Percent
Inadequate adherence planning stages poses problem to developers		
Agree	91	91
Disagree	9	9
Total	100	100
Plan approval despite inadequate adherence to proper planning		
Yes	94	94
No	6	6
Total	100	100

Table 6 shows that the majority (91%) of the respondents agreed that inadequate planning did pose problems to building developers.

It shows that 94% of the respondents indicated that plans were approved for them despite inadequate adherence to proper planning.

4.4 Hypotheses Testing

Hypothesis One

H0: Inadequate planning by private developers in Lagos State does not have significant effect on residential housing project development in Lagos State.

H1: Inadequate planning by private developers in Lagos State does have significant effect on residential housing project development in Lagos State.

Table 7 Model Summary

Model	R	R Square	Adjusted Square	R	Std. Error of the Estimate
1	.134(a)	.018	.007		.228

a Predictors: (Constant), Inadequate Planning

Table 7 (b) ANOVA(b)

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	.085	1	.085	1.634	.204(a)
	Residual	4.640	89	.052		
	Total	4.725	90			

a Predictors: (Constant), Inadequate Planning

b Dependent Variable: Could you say that inadequate adherence to planning stages pose problems to developers

Table 7 (c) Coefficients(a)

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	1.074	.104		10.354	.000
	Inadequate Planning	-.056	.044	-.134	-1.278	.204

a Dependent Variable: Could you say that inadequate adherence to planning stages pose problems for developers.

Table 7 (a) shows that inadequate planning by Lagos State private developers could account for 0.7% (Adjusted R Square = 0.007) for any change in the level of residential housing project development in Lagos State.

5 Conclusions

The findings of the factors militating against housing development in Lagos state are high population growth, limited land supply, lack of adequate physical planning, high cost of building materials and poor infrastructure. This paper investigated one of the factors further; it was concluded from the findings that inadequate adherence to planning poses a problem to housing development.

The study recommended to achieve a sustainable housing development, an emphasis should be made on all the factors listed. ‘‘Planning’’ as a sustainable housing delivery strategy, a greater enforcement of planning is needed. The local planning authorities and housing developers need to develop and implement actions plans for future sustainable housing development through development plans and planning.

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