

THE PERSPECTIVES OF ESTATE SURVEYORS AND VALUERS ON DUE PROCESS AND PROCUREMENT OF PUBLIC BUILDINGS IN NIGERIA

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ABSTRACT

***D**ue process is a motive of achieving the best value for money and in achieving the motive in a project development, procurement must be observed and considered. The research work tends to study the roles of estate surveyors and valuers in due process and public procurement in Nigeria public buildings using the federal university of agriculture, Abeokuta as a case study, in carrying out this study, the following research questions arises and was examined such as: does the roles of estate surveyors and valuers exist in project planning due process and procurement; how vital is these roles implication in the execution of a project; does procurement takes a due process in project planning; also is there any challenges associated with the development of public buildings.*

Introduction:

For every developed or developing country, project development must follow the normal process and procedure in the sense that procurement must follow a due process. But since Nigeria gained independence in 1960, the country has been experiencing a high degree of mismanagement of public resources, mostly in public buildings. Although wrong procurement adoption in construction has arises to this defect in the management of such project. Therefore, the public procurement Act highlights the guidelines for the award of contracts and services

The objectives were also examined vividly and achieved through a research methodology adopting the preparation and administration of well-designed questionnaire, likert scale research method, data and information were collected through both primary and secondary data collection technique and was analyzed by a statistical package for social scientist (SPSS) which leads to the summary of findings, conclusion and recommendation. The major conclusion of the study is that roles of estate surveyors and valuers should not be under look or should be eradicated in project development despite the function of other professionals in the development team, the roles of estate surveyors and valuers is needed and essential from the preliminary stage to the completion of any project also at the managerial stage of such projects.

Keywords: *Due Process, Procurement, Public Building, and Estate Surveyors and Valuers*

PPA,2007). It is also state that procurement is said to follow a due process for a project to be delivered, it must have been assessed and follow the normal procedure starting from its planning stage to the delivery stage (PPU, FUNAAB,2009).

The basic function of any government in any developed or developing country is to pursuit the happiness of its citizen (PPA,2007) it is by doing these (infrastructural development) that the Government adds value to the quality of life of its citizen (PPA,2007) moreover, in accordance to Obadan (2009), due process and public procurement is done to ensure efficiency and effectiveness in project delivery and to achieve the best value for money in acquiring and executing public and private finance budgeting and expenditure and project as well as to ensure the best procurement method that will suit different development project i.e public project and private project development that can be benefitted by the citizen.

However, this research work is to view the extent at which the roles of Estate Surveyors and Valuers have been effective and contributed positively in achieving a due process and procurement produced in the

establishment, award and executing of public buildings or project, some criteria have been identified as a weakness to real estate practitioners in public project planning procedures such as the absence of real estate practitioners in the National Council of Public Procurement (NCP) as cause poor advice on the management of public real estate at the local, state and federal level, limitation of real estate practitioners in the public project procurement arise at poor value of public project or properties in the situation of market implication i.e. if the best value for money is to be achieved on a public property by considering market implication and value implications of the concept of sale for an asset i.e. land or permanently fixed to land, hence the professional who is best trained in this circumstances is a qualified real estate professional but due to their limitation in the public project procurement arises to a breach in achieving these content. Generally speaking, the real estate professional needs to note some salient aspects of due process and public procurement because they are said to be investment manager because they are at achieving the best value for money at the lowest risk for any developing proposed project.

RESEARCH QUESTIONS

This study work intends in answering some challenging questions arising from the research topic, which are as follows:

- i. Does the role of estate surveyor and valuers exist in project planning due process and procurement?
- ii. How vital is this roles implication in the execution of a project?
- iii. Does procurement take a due process in project planning?
- iv. Is there any challenge associated with the development of public buildings?

STATEMENT OF PROBLEM

The objectives of properties construction project include delivery of functional projects at the agreed time, at acceptable quality and within scope. Construction projects are embarked on to meet some objectives which include the cost of the project, the time in which it can be delivered

and the bench marked standard which determines the value/s of the projects. However, buildings have been developed in Nigeria either for public benefits or for individual achievement, quality materials have been used for such development likewise skilled labour are employed and experience professionals in the building industry have always supervised such development but less quality buildings are still in delivery and also poor design and misuse of land including mismanagement, which had leads to abandonment of buildings. There are lots of professionals in the building industry with their various functions and experience. Many scholars had research on the roles of other professionals in the construction industry and emphasises that their roles are essential in project development but no one had discuss about the vital roles being played by the estate surveyors and valuers in the building industry. However, this study will tend to open knowledge to understand the extent at which the roles of Estate Surveyors and Valuers have been effective and contributing positively in achieving a due process and procurement produced in the establishment, award and executing of public buildings or projects in Nigeria.

AIM AND OBJECTIVES OF THE STUDY

This study aimed to examine the roles of estate surveyors and valuers in due process and public procurement in Nigeria Public buildings while to achieve this, the following objectives are to be examine vividly;

1. To identify the roles of estate surveyors and valuers in the public project planning and execution.
2. To assess the significance or relevance of the roles of estate surveyors and valuers in the planning and execution of a public project.
3. To examine the level of adherence to due process in the award of contract and execution of public project.
4. To examine the challenges associated with development of public building with reference to procurement procedures.

SCOPE OF THE STUDY

This study was conducted in Abeokuta, using the Federal University of Agriculture Abeokuta (FUNAAB) as a case study. However, the staff and director of the procurement unit, and the staff and director of the physical planning unit of the institution and other relevant respondent will be sampled.

LITERATURE REVIEW

This review synthesizes the current literatures that are germane to due process and public procurement in public project delivery. The purpose is to highlight the issues useful to the successful completion of this study. However, it must be stated that this review is eclectic due to the fact that there are limited works in this area.

According to Obiegbu (2008), procurement is the process that creates, manages and fulfils contracts. It forms an integral part of construction projects and occurs at any point in a project cycle where external resources are required to provide supplies and services in any combination or in the disposal of surplus plant, equipment and materials and demolition of redundant buildings and infrastructures. Contract procurement strategy covers the overall pattern of decisions made by the client in defining the organisation and procedure required for the execution of a project throughout the design, construction and commissioning periods. Consultants and contractors are the two major players in the construction industry and the services they provide are critical to the quality of the end product. The contractor provides goods and services under the condition of contract as determined by the client while the consultant provides specialist skills in accordance with the ethics of his profession necessary for quality production.

Chalabi and Camp (2008) noted that the method of organising and managing construction projects in developing countries is by traditional method with the ever-changing interest of stakeholders to other alternative systems. This was also supported by Ojo, et al (2009) who opined that for building sector to succeed, there was need to manage the

construction process through any of the existing contract procurement methods. Prominent among the many contract procurement methods is the traditional contract procurement method which involves the appointment of an Architect who recommends, sets up and leads the design team comprising the engineers and the quantity surveyors. The major criticism of the traditional contract was that, construction works were getting more complex and hence the need for integrate design and construction being treated as separated entities. The fragmentation of building projects into two mutually exclusive entities created room for ineffective communication and coordination. The limitations led to the emergence of alternative procurement systems such as the design and built, construction management, management contracting, project management and build-own-operate-transfer (BOOT).

Today, it has become more imperative for the various participants in the construction industry to pay greater attention to the efficient use of all construction resources required in executing capital projects. The need for this can be traced to the dissatisfaction that the traditional procurement method has not allowed clients to benefit from the wealth of experience of building contractors. The construction industry in Nigeria today as confirmed by Mshelbwala (2009), is characterised by a wide range of problems including high cost of procurement, substandard products, project collapse and abandonment. The problems could largely be attributed to non-adherence to processes and procedures involved in the procurement system especially in the building industry that are physical in nature and capital intense.

It is seen that prominent among the many contract procurement methods used in construction process is the traditional contract procurement. The method involves the appointment of an Architect who recommends, set up and leads the design team. But over the years, various methods have been used for procuring projects. Some of the procurement methods have been amended and updated to form standards for client who intends to construct. The selection of a procurement method by client should be based on the experience and advice of relevant professionals.

Ezekwesili (2010) pointed out that the vision or mission of the due process and procurement is to ensure good management of public money and assets to reduce corruption, improve system planning and project preparation work to achieve accuracy of costing, cost-benefit analysis and prioritization in deciding the spending pattern and plan for any given year. It is also to bring about improved fiscal management through more effective expenditure management, institutions, processes and control mechanisms.

DEFINITION OF TERMS

- **PROCUREMENT IN GENERAL CONCEPT**

Since ancient Syria 2800-2400 B.C that public asset procurement has evolved into a simple theory with a complex process. It is also viewed as an abstract paradigm that represents the conversion of inputs into outputs and as such seen as one of the oldest transactions known to man (Burstone,2010).

Several views have been expressed about procurement ranging from the general to the specific and with varying emphasis. The public procurement act (PPA,2007) sees it simply as acquisition, on the other hand, some sources tend to mix-up the concept of procurement with contracting strategy, and tendering/bidding which itself is a state in procurement (Morledge et al.,2009).

The general group of views of procurement models is the acquisition of goods and services at the best possible cost of ownership in the right place and from the right sources for the direct benefit or use of corporations, individuals or even governments generally via a contract (Wikipedia,2018). However, the view of procurement as a full range of activities rate to purchasing of goods and services, works and a process that does not end at the commissioning or contract award stage but spans the entire life cycle of the product of service from inception and design through the contract management and disposal of any redundant assets (City of London,2017).

- **PROCUREMENT IN CONSTRUCTION CONCEPT**

In this concept, it is an approach or method to be considered and adopted in the planning of project and in the execution of a construction work, be it a building, high rise structure, landscaping or civil works (Olatunji,2016). The following are the various procurement methods in construction works:

- 1.5.1 Traditional method
- 1.5.2 Modern method
- 1.5.3 Post-modern method

Furthermore, procurement is the conceptualization, advertising, prequalification, short-listing, invitation, tender action and project execution (Olatunji,2016) and as a strategic element of purchasing (University College Dublin, 2016).

Traditional method

In the area of real estate or infrastructure especially, this group of methods is represented by the Design-bid-build (DBB) form in which the client provides a business case based on a brief and budget, he also appoints a team of consultants to prepare a design or tender documents and administer the contract on clients behalf as well as advice on specific aspects (design, construction, cost management disposal or management etc.). in addition the client appoints the contractor (where in-house contractor capacity or diseconomies exist) to construct and retain liability for the works with much of the work done by sub-contractors (ordinary and nominated). Where in-house construction capacity exists and its use is deemed economical, especially for low technology assets, the client tends to undertake the entire procurement (including design sometimes) using such resource otherwise external labour via labour only agreements may be used to procure required capital asset.

Modern Method

The modern methods are made up of two sub-groups, the first sub-group divisions which are called Build- Operate-Own-Transfer (BOOT) group. The essential components of this group of methods

is that, a private agency intermediates in the procurement of an asset on behalf of a public entity under a contract or all of the finance and recovering investment through a lump sum pay off, user charges, tax exemptions etc.

The second sub-group houses are the Design-build-design build-maintain, Design-build operate and Design-build-finance operate species. The essential ingredient here is that, the private entity is responsible for facility design and production on behalf of the public body and may in addition, only operate or maintain or finance and operate the resulting asset, recovering investment as agreed while title is retained by the public entity.

Post Modern Methods

These methods are products of the age of project management (Maylor, 2015) and corporate relationship re-engineering resulting in the contemporary paradigm shift (i.e typical example) in procurement risk management, i.e from risk allocation and transfer to risk absorption and sharing. The shift has given rise to the models now recognized as allowancing and partnering. The basic concept in these approaches is the pooling resources in various forms of stakeholders according to their strengths and operating advantages and the recoupment is done proportionally. Following from all above, it can be said that the importance of public procurement lies in constituting a significant proportion of the economic activity in most countries (Arrwosmith, and Hartley, 2015). It can also be said that viewed technically, good public procurement goes beyond mere acquisition to include soundness of the process which must incorporate transparency, integrity and competition (Yukins, 2015) as probably the most important considerations while transparency and competition are perceived as the hallmarks of global commerce (World Trade Organization, 2014) the latter is seen as the cornerstone of public procurement (Office of Government Commerce,2014). Classification as major or minor notwithstanding,

both government and private sector procurement suffered from fraud and similar issues and go through the basic stages or pre-procurement, tender process or contract preparation and contract management with any chosen procurement approach being driven by repeatability, complexity, value and risk and commonality (Office of Government Commerce, 2014).

- **DUE PROCESS**

This is concerned in part with ensuring the best value for money in either acquisition of goods and services or in project planning. In this study work, due process will be assumed to be the stages procurement will take in achieving successful construction work from inception to planning to construction to its delivery to achieve the best value for money economically (Wikipedia,2017).

- **MEANING AND ROLES OF ESTATE SURVEYORS AND VALUERS**

This is a person who have studied and acquired necessary knowledge and have undergone series of examination in the Nigerian Institution of Estate Surveyors and Valuers (NIESV) and being registered with the Estate Surveyors and Valuers Regulatory Board of Nigeria (ESVARBON) who is given the power and audacity to manage, coordinate, control, supervise, advice an interest in land and landed property with the aim of obtaining optimum return. The roles of Estate Surveyors and Valuers include the followings;

1. Property Management
2. Feasibility and Viability studies
3. Arbitration/Mediation
4. Facility Management
5. Property Valuation
6. Assets valuation
7. Project Development/Management
8. Approval and processing of title document for client and advice to client
9. Property Developer
10. Approval of E.I.A. and so on

TYPES OF PROPERTY DEVELOPMENT

There are two main categories of property or project development, which are:

1. Public Project Development
2. Private Project Development

Public Project Development

These are projects executed under the government regulations, managed and controlled directly by the centre or state or through its active participation in allocating funds from the public budget (revenue) to invest in the operations of industrial, agricultural, social and commercial enterprises for the express purpose of economic and social well being (Keseva, 2016).

Objectives of Public Projects

- I. To help the rapid economic growth and industrialization of the country and create necessary infrastructure to smoothen the process of growth and development.
- II. To earn a fair rate of return on investment and this generate resources for development .
- III. To promote redistribution of income and wealth.
- IV. To create employment opportunities.
- V. To promote balanced regional development.
- VI. To promote import substitution, save and earn foreign exchange for the economy.

Significance of Public Projects

The significance of public sector projects stems from the implicit and explicit policies of government in an economy. The following are the prices benchmarking contributions of public projects:

- I. Effectively allocate the available scarce among the genuinely needed areas of growth and help the economy become self-reliant.

- II. Regulate and control market mechanism and take economic decisions rationally.
- III. Provide basic infrastructure in an undeveloped economy and see that transformation process is smoothen towards growth.
- IV. Create and increase national wealth which spin-offs the public revenue in the form of taxes and dues and create effect on the investments.
- V. Provide benchmarks of performance to the sector and restrict or regulate their unfair means of project developments.
- VI. Restricts irregular or illegal inflow or outflow of foreign exchange that may affect local currency and stimulates inflationary pressures.

Challenges in Public Projects

1. Centralized and delayed decision making with least consideration to emergencies.
2. Lack of managerial autonomy and accountability.
3. Weak financial discipline leading to financial crisis.
4. Poor investment choice, low productivity, excessive leverage.
5. Colossal losses justified with social objectives.
6. Too many directions and controls leading to chaos and confusion.
7. Rigid bureaucratic controls and inflexible plans.

Private Project Development

These are project executed under the affairs of individual or corporate bodies for self-benefit and personal achievement.

DUE PROCESS AND PROCUREMENT IN AWARDS AND EXECUTION OF PUBLIC PROJECT

For any project to be executed or been awarded to any contractor, procurement must have follows a due process and by doing these, the contractor or consultant must have been assessed through the following two units: The Procurement Unit and the Physical Planning Unit.

The Procurement Unit

This is the unit where decision for planning is made, at this unit the following are to be done vividly:

i. Advertisement

They made advert about the proposed project, so that information can get to outsource consultant, for them to be aware about the development that either state, local or federal government is embarking on. This is done to ensure that the citizen, government parastatals or other professionals that may be involved in construction are benefitted from the project.

ii. Pre-Qualification

When advert is made to the public then various professionals (contractors) in construction industry will submit all requirements by the procurement unit. Pre-qualification will be made based on requirement submitted by the professionals (contractors) such as:

1. Name of contractor
2. Location of the contractor
3. Current project executed by the contractor
4. Qualification of the contractor
5. Accessibility of the contractor to other professionals
6. Professional qualification of the contractor
7. Finance accessibility of the contractor

iii. Collation of Document

The document submitted by the professionals (contractors) will be collated and assessed for short-listing, so the short-listing will be done to reduce the number of the professionals that submit their document for the project, in view of the above, it is done to ensure planning in the construction of any projects to achieve the best value for money and also that procurement should take a due process in construction of public project for it to be economically and functionally useable for the whole citizen.

The Physical Planning Unit at Award of Contract Concept

This is the unit that comprise all various professionals in the construction industry, when the short-listing is done, it is then transfer to this physical planning unit for proper examination regarding to the proposed public project. The following is done at this unit;

I. Submission of Tenders and Bid

The short-listed professional (contractor) will be ask to submit their tenders regarding the proposed project and also to prepare a financial bid.

II. Appointment of Contractor

When the tender and financial bid regarding the proposed project is submitted by the professionals (contractors) then the best tender and financial bid is chosen and the contractor whose tender and financial bid is chosen will be awarded the contract.

III. Monitoring Committee

Some member in the physical unit will be organise as a consortium and as a monitoring team to always supervise the affair of all professionals at the preliminary stage on the site to the delivery stage. They are also to award certificate to the appointed contractor at various stage of the construction.

The Physical Planning Unit at Development Stage

There are various developments in the country (Nigeria) but the most important development needed in any developing country will be identified below:

1. Construction: Construction may take the following types;
 - a. Large Scale Construction i.e. in-house/out sourced contractor needed.
 - b. Small Scale Construction i.e. in-house contractors needed.
 - c. Industrial Construction i.e. out sourced contractors needed.
2. Civil Works: These are wet construction such as construction of septic tank, sewage, drainage, soak-away, storage tank etc, all these are regarded as civil works and they are wet constructions because they are construct to hold liquid/water.

3. Landscaping: This may take the following forms:
 - a. Hard landscaping: This includes construction of pathways, drainages, cab lines, motor way etc.
 - b. Soft landscaping: This includes cutting or cultivation of grasses for pathway, construction of fence (perimeter fencing), electrical poles, gardening etc.

FORMULATION OF CONSTRUCTION TEAM

Formulation by Contractors

- I. Contractor
- II. Project manager
- III. Contract officer/procurement officer
- IV. Site engineer i.e. Technicians, Artisans (skilled and unskilled)
- V. Admin officer
- VI. Logistics officer

Formulation by Physical Planning Unit

- i. Architect
- ii. Quantity surveyor
- iii. Engineers
- iv. Procurement officer
- v. Admin officer
- vi. Logistics officer

Formulation by Client

1. Client
2. Consultant i.e. to design, evaluate and to specify
3. Physical planning
4. Contractors
5. Engineers
6. Admin officer i.e. to coordinates all activities on the site
7. Logistics officer

PRE-FEASIBILITY STUDY IN ACHIEVING A GOOD PROJECT

According to (Clyfton and Fyffe, 1992) pre-feasibility studies is done before the execution of a project in achieving a good project delivery a pre-feasibility study may include the following elements:

1. Project Description

This nature of the project output must be clearly described all relevant advantages and disadvantages in comparison with all competitive projects in the neighbourhood. Also allied proffers may be identified, those which can be simultaneously developed with the project under mock-up.

2. Description of Market

The present and potential (proposed) market with its competitive nature should delineate. The description of the market should include the following suggestions:

- I. Where is the product now being manufactured i.e. to consider the location where such product is been manufactured, by considering the population, trend in the demand and supply and as well as competitors in such location.
- II. How many companies already exist and how specialized they are i.e the level of competitors producing the same product at different market price and strategy.
- III. What is the domestic output (imports and exports) i.e. how often is the product been exported and often its materials are been imported.
- IV. Are there Government policy implementation i.e. considering of government intervention in such product such as tax compulsion on the product.
- V. What is the estimated output consumption i.e. the rate of the product consumption in the neighbourhood.
- VI. What is the estimated product duration i.e. the duration of the product (short term or long term) life spam.
- VII. What is the price structure i.e. the price of any product or developed project must be in line with the ratio of its demand.

3. Outline of Technological Variants

Various choices of the techniques that are available for constructing and developing the project should be examined. Also, some vital factors vis-à-vis plant location must be clearly identified such as;

1. Labour i.e. quantity, special skills labour to be used in such project or development must be identify and examine.
2. Proximity to markets and raw materials i.e. the relationship of getting the raw materials in the market and rate of having it for use as soon as possible.
3. Transportation facilities and cost i.e. means of transporting the raw materials to the location where the development is to take place and at an affordable and minimal price e.g. through road, rail, airways or water.
4. Water i.e. the easiest way of providing water for the development or construction must be examined.
5. Miscellaneous issues i.e. personal preference, competition, tax considerations, environmental controls etc.

4. Availability of Main Production Factors

The availability of essential production factors such as raw materials, water, power, fuel and labour should be examined thoroughly and compare with available alternatives.

5. Cost Estimates

Realistic estimates should be made of all cost factors so as to reflect on all relevant investment and operational cost of the project including contingencies.

6. Profitability Estimation

The collected information should enable comparison between all competing projects that are in category with the proposed project. The following should also help prepare an undevious estimated profitability statements.

7. Miscellany

In addition to the above, some more factors may be considered especially for new projects: These are as follows:

1. A general opinion and support for society towards the project or the type of proposal.
2. Educational, recreational, and civil amenities available in the region to develop a project.
3. Availability of any other alternative sites in the development area.

RESEARCH METHODOLOGY

This chapter is to define the method and techniques employed in arriving at the facts used in writing this dissertation i.e. collection and analysis of data.

RESEARCH DESIGN

This is simply a way in which the researcher investigates various problems with view to undertaking items and providing answers or explanations. The design used for this study is analytical and descriptive research questions and interviews in such a way that the result can be easily analyzed

THE STUDY POPULATION

The relevant populations for this study are of 2 groups, which are:

- a. The director and staff of physical planning unit in FUNAAB
- b. The director and staff of procurement unit in FUNAAB

The physical planning unit is the unit where short-listing of contractors is done and awarding of contract to contractor while the procurement unit is the unit where the decision of planning is made, the submission of bid and tender, and documents by contractors. These two groups will be at the best position to give adequate information regarding the research work in the study area.

DATA REQUIREMENTS

The data requirement for this research work will based on the two groups i.e. Physical planning unit and the Procurement unit in FUNAAB. The

question will however be drafted with the use of Likert scale, which will be in form of “agree or disagree” other question which are also relevant will be asked with appropriate response structure as well as open ended questions.

SAMPLE SIZE

Decombe (2003) stated that any population that is less than 30 events should not be further reduced rather, the entire population should be considered in a research work. In line with this submission, all members of staff in the two (2) units will be considered for this study since there member is less than thirty (30).

DATA COLLECTION INSTRUMENT

This relates to the mode which data were gathered from respondent with regard to the research topic of this work, many methods can be used but the most relevant one are:

1. **Primary source of data:** This includes personal interview, administration of questionnaire, vocal group discussion etc.
2. **Secondary source of data:** This includes records, E-library, internet, journals, textbooks, newspaper, relevant printed materials relating to the research topic.

However, for the purpose of this research work, a well structure questionnaire will be prepared and it will be administered to the target respondent in the study area.

THE STUDY AREA

Ogun state was carved out of the old Western state by the military administration of General Muhammed and General Olusegun Obasanjo in February 1976. The new site was made up of the former Abeokuta and Ijebu provinces of the former western state, which came into being when it was carved out of former Western Region in 1967. The capital of Ogun state is Abeokuta and the major towns are Abeokuta, Ijebu-ode, Sagamu, Ikenne, Ilaro, Ijebu igbo, Ota and Aiyetoro. It is easily accessible to other

states in Nigeria and can be linked to the outside world through the international Airport and seaports in Lagos state. It also has international network of roads that links it with other western African sub-regions. The state is divided into three regions namely Yewa to the west, the Egba and Remo in the central core, and the Ijebu to the east. Ogun state has a total of Twenty(20) local government areas.

DATA PRESENTATION AND ANALYSIS

8. DATA ANALYSIS

The data and information collected from the respondents through questionnaire administered will be analysed by statistical package for social sciences (SPSS).

9. DATA PRESENTATION AND FREQUENCY TABLES

Table 1: Research Question 1; To what level do you agree that the role of Estate Surveyor and Valuer exist in project planning due process and procurement.

OPTIONS	FREQUENCY	PERCENTAGE	MEAN	STD DEVIATION
Agreed	18	60		
Undecided	2	6.7		
Disagreed	9	30		
Strongly Disagreed	1	3.3		
TOTAL	30	100	2.77	1.006

Source: Field Survey, 2020

From the table above, it was shown that 60% of the respondents agreed that the role of Estate Surveyors and Valuers exist in project planning due process and procurement, while 6.7%, 30% and 3.3% choose undecided, disagree and strongly disagreed that their roles exist in project planning due process and procurement. The result indicates that the role of estate surveyors and valuers really exist in project planning and procurement because they hold vital role in the built environment specialist.

Table 2: Research Question 2; How vital is this role implication in the execution of a project

OPTIONS	FREQUENCY	PERCENTAGE	MEAN	STD DEVIATION
Very High	0	0		
High	0	0		
Moderate	3	10		
Low	18	60		
Very Low	9	30		
TOTAL	30	100	4.20	0.610

Source: Field Survey, 2020

From the table above, it was shown that 60% of the respondents suggested that the impart of the roles of estate surveyors and valuers in the execution of public projects is low compare to the roles of other professions in the built environment specialist, while 10% and 30% suggested that their roles are moderate and very low in the execution of public projects.

Table 3: Research Question 3; To what level do you agree that procurement takes a due process in project planning

OPTIONS	FREQUENCY	PERCENTAGE	MEAN	STD DEVIATION
Strongly Agreed	17	56.7		
Agreed	11	36.7		
Undecided	2	6.7		
Disagreed	0	0		
Strongly Disagreed	0	0		
TOTAL	30	100	1.50	0.630

Source: Field Survey, 2020

The table 3 above shows that 56.7% of the respondents strongly agreed that procurement takes a due process in public project planning, while

36.7% and 6.7% choose agreed and undecided. The result from the table above indicates that all project procurement takes a due process for it planning awarding and executing.

Table 4: Research Question 4; To what level do you agree that there are challenges encountered in the development of public buildings

OPTIONS	FREQUENCY	PERCENTAGE	MEAN	STD DEVIATION
Strongly Agreed	20	66.7		
Agreed	10	33.3		
Undecided	0	0		
Disagreed	0	0		
Strongly Disagreed	0	0		
TOTAL	30	100	1.33	0.497

Source: Field Survey, 2020

The Table 4 above shows that 66.7% of the respondents strongly agreed that there are challenges encountered in the development of public projects while 33.3% only agreed that there are challenges encountered in the development of public projects. From the result, it can be understood that in every public project there are always challenges either in the planning, awarding or executing of the project.

Table 5: Kindly rate based on your experience on the following identified challenges associated with the development of public buildings

OPTIONS	FREQUENCY	PERCENTAGE	MEAN	STD DEVIATION
I.	3	10		
II.	2	6.7		
III.	10	33.3		
IV.	7	23.3		

V.	8	26.7		
TOTAL	30	100	3.50	1.253

Source: Field Survey, 2020

- i) 10% of the respondents suggest that the problem of designing and implementing an effective tender by most contractors is a huge challenge. i.e. the problem faced by the procurement unit is the project designed by contractor and implementing an effective tender which they had submitted in the development of project after they had been awarded contract.
- ii) 6.7% of the respondents suggested that inadequate finance by contractors of private consultancy to execute project. i.e. the problem of finance is a major constrain in project delivery, inadequate finance by private consultants leads to delay in project development.
- iii) 33.3% of the respondents suggested that lack of stakeholder engagement in planning and execution of public project: the lack of good communication of the stakeholder engage in planning and execution of public project is a challenge in the planning and execution of public project.
- iv) 23.3% of the respondents suggested that improper risk management in the execution public project: the improper risk forecast in project development is also a challenge in project development, this aspect is to be done or carried out by professional estate surveyors and valuers.
- v) 26.7% of the respondents suggested that government intervention in the selection and awarding of contract: the intervention of government policy in the selection and awarding of contract is also a challenge to the agencies involved in project planning and execution because government intervention leads to inadequate planning and improper project management.

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATION

SUMMARY OF FINDINGS

The results obtained from the recent study has conformed with the view that some literature sources tends to mix-up procurement method or approaches with bidding or tendering which is rather a phase in

procurement and that public procurement is important and a significant proportion of the economic activity of most nations.

It was also found that procurement is an activity or process that should be observed in carrying out any project especially on development. Also that in public project development, procurement should take a due process in achieving a soundness, efficiency, and effective development with the best value for money and at a limited time factor.

The results obtained from this research work also show that Real Estate Professionals are not included in the development team of Federal University of Agriculture Abeokuta (FUNAAB).

The followings are also challenges identified in this study at the procurement unit and physical planning unit of the institution regarding selection, planning, awarding and execution of public project; Designing and implementation of an effective tender by most contractors; inadequate finance by private consultant; lack of stakeholder engagement in project; improper risk management; and Government intervention.

CONCLUSION

In conclusion, the absence of Estate Surveyors and Valuers in the development team of the institution (FUNAAB) has lead to incomplete planning and mismanagement of project developed in the institution. Their absence at planning stage leads to wrong planning in terms of project location, type of project and design. Though, the roles of other professionals in the development team of the institution can make the achievement of public project in the institution from inception to delivery but real estate professional roles are vital in project development because they are said to serve as investment manager in project development who look at return management as well as risk management in project development.

RECOMMENDATION

I recommend that Federal Government should make provision by accrediting discipline on Estate Management and Valuation in the

institution, department of Estate Management and Valuation should be established and be accredited in the institution to enlighten the physical planning and procurement units who are in-charge of project development in the institution to the significance of Estate Surveyors and Valuers in the development and construction of public project starting from the planning to its delivery in order to achieve more effective and efficient project delivery to counter void period on project especially for residential purpose so as to consider all facilities to be available in developing any type of project.

The Nigerian Institution of Estate Surveyors and Valuers in collaboration with the Estate Surveyors and Valuers Regulatory Board of Nigeria should ensure all federal institutions in the country offer discipline in Estate Management and Valuation not excluding the state institutions.

Also that Government should not intervene in the selection and in awarding of contract to contractor to avoid corruption in the process so as to achieve and to ensure that procurement takes a due process in the selection and awarding of contract to consultancy.

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