



CHALLENGES ASSOCIATED WITH EXECUTION OF PUBLIC HOUSING ESTATE IN IKORODU LAGOS, NIGERIA

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ABSTRACT

Earlier studies investigation public sector housing in Nigeria has not explicit considered the level of implementation of housing projects despite the facts that housing policies dictate the nature of development of housing in the country. This research work therefore examines the various issues involved in public sector housing programmes in Nigeria. Using some kind of methodology which questionnaire were administered to the ministry (15 questionnaire) and developer (12 questionnaire) in housing sector in lagos Nigeria which the total are 27 questionnaire. The systematic random sampling technique where adopted in administered of the questionnaire to receive vital information. A detailed of the research review the existing housing policies, identifying the various problems militating against the achievement of the goals of public sector housing projects and suggesting possible recommendations towards addressing the problems.

Keyword: *Execution, public housing, growth, development, project management*

INTRODUCTION

BACKGROUND OF THE STUDY

Housing is unarguably one of the basic necessities of man. It is used to be ranked second after food. In the hierarchy of man's needs but according to Ebie (2009) it is the first and most important of all rights. According to him, because of the importance attached to housing and coupled with the fact that housing in all its ramifications is more than mere shelter, then execution of

public housing estate embraces all social services and utilities that go to make a community or neighbourhood a livable environment, this is now a right in Nigerian. This position is reinforced by section 16(1)(d) of 1999 constitution under the fundamental objectives of state policy which compels the Nigeria state “to provide” suitable and adequate shelter for all citizens” Even through this provision is not actionable, it reinforces the call for public sector driven mass housing provision is not actionable, it reinforces the call for public sector driven mass housing provision in Nigeria. Housing being a right entails that all strata of a society including the less privileged members of the society. The old, the disadvantaged the wondering psychotics should own or have access to decently safe and sanitary housing accommodation at affordable disposal prices or rental with secure tenure.

Unfortunately, the reverse is the case as in spite of the policies, institutions and regulations which various Nigeria Government have put in place since independence; there is still dearth of housing for low income segment. A recent study of housing situation in Nigeria put existing housing stock at 23 per low inhabitant housing deficit is put at 15 million housing units (Mabogunje, 2007) while 12 trillion naira will be required to finance the deficit. This is about 4 times the annual budget of Nigeria (FHA, 2007). Housing is of supreme importance to man and one of the best indicators of a person’s standard of living and his place in society. However, at no point has it been adequately supplied either quantitatively or qualitatively (Jiboye 2009; Omoniyi & Jiboye, 2011). Overtime, the need for adequate shelter has continued to attract global attention especially in developing countries where the urbanization process has been growing at an alarming rate, The phenomenal rise in population, increase in number and size of most cities in the past decades have led to acute shortage of adequate dwelling units in many urban centres globally (Jiboye, 2009).

Consequently, in recent time, the issue of housing has formed part of the major discussion in several global summits such as the 1992 Rio-de Janiero summit on environment and development, the 1996 Habitat summit Istanbul, the 2000 New York, United Nations Millennium Development Goals (MDGS) summit, 2002 world summit in Johannesburg and the 2005 Lathvana, UN sustainable cities Documentation of Experience Programme (Oladunjoye, 2005; UN-Habitat, 2007; UNDP, 2008).

The proportion of the Nigerian population living in urban centres has increased phenomenally from 7% in the 1930s 10%, in 1950 20%. In 1970, 27% in 1980 to 35% , in 1990 (Okupe, 2002), over 40% of Nigerians now live in urban centres of varying sizes. The incidence of this population in urban centres has created severe housing problem resulting in which 60% of Nigerians can be said to be “houseless person” (Federal Government of Nigeria, 2004).

As evidenced by past researches in housing studies, most urban centre’s in the country are characterized by high density buildings, acute sanitary problems, pollution of air, surface water, noise and solid wastes (Filani 1987, Agboola 1998). According to Olotuah (2002) estimated 2.3 million urban dwelling units are substandard only 33% of urban houses can be considered to be physically sound and 44% and 19% required minor and major repairs respectively to bring them to normative and structural quality. Despite all efforts of the government at achieving sustained housing delivery to the common people, existing realities indicate the goal is far from being achieved. It is against this background this research examiner’s the major challenges of execution of public housing estate in Nigeria with a view to stimulating relevant agencies of government and other strategies for effective execution of public housing estate.

STATEMENT OF THE PROBLEM

In many developing countries, including Nigerian urban housing crisis is escalating unabated despite a number of new policies, programs and strategies being engaged in by public and private sectors aimed at execution of public housing estate in addressing this problem (Okupe, 2000) since execution of public housing estate is principally carried out by government agencies and their collaborations, the researcher argues that one vital step to addressing my raids of challenges in execution of public housing estate in Nigeria is to identify areas of weakness in public housing agencies and subsequently address such weakness for enhanced productivity (Jiboye, 2009). It is this reason that study investigated the contextual and organizational challenges related to execution of public housing estate in Nigeria in the past independence era.

This study attempted at using key organizational component to assess areas of challenges in execution of public housing estate among government agencies in the study area. This is with a view to assisting public housing estate policy makers and program managers chart future path way for improved performance in public housing provision and management in Nigeria.

RESEARCH QUESTION

1. What are the types of properties in the study areas
2. What is the system use in developing of the properties.
3. What is the problem in the execution of the property

AIM AND OBJECTIVES

The general aim of this research is to analyze the challenges in the execution of public housing estate in Lagos state while the following are the specific objectives.

1. To identify the type of property in the study area.
2. To access the system of development in the study area.
3. To examine the problem associated with the execution of the property.
4. To recommend solution to the problem above

RESEARCH METHODOLOGY

In carryout a research work, it is essential as well as paramount to adopt certain method or strategies and techniques in order to achieve what the research was set out for. From set of recently completed residential estate in ikorodu lagos, Copies of questionnaires were administered to 55%(15) ministry and 45%(12) developer and was carefully retrieved and when the retrieved was on some observation were noted base on the strategies and techniques in execution.

LITERATURE REVIEW

A survey of literature vividly shows that public housing connotes different meanings in different countries (Oxley, 1999; Parson, 2007). But in the context of this study, public housing describes housing provided, owned or managed independently by government or in collaboration with private

sector for the purpose of providing mass housing to citizens and some key top government officials on owner – occupied or rental bases (Ibem and Amole, 2010). In spite of the different meanings and connotations of public housing in literature. There is consensus among authors and researchers that the goal of public housing provision in most countries of the world is the provision of subsidized housing to households and individuals who are unable to gain access to decent housing at market prices (Balchin et al, 2000; LIU, 2007). This is particularly very important in improving public health; reducing societal injustice and poverty; ensuring social order and accommodating population growth (Grigsby and Bourassa, 2003).

Several studies have indicated that public housing provision involves policy formulation, institutional development, actual housing provision, allocation and management (Omole, 2001; Valenca, 2007; Sengupta and Tipple, 2007). This goes to suggest that challenges in public housing provision are related to policy formulation. Institutional growth and development as well as actual production and consumption of housing units and service. In fact, Sengupa and Tipple (2007) noted that the performance of public – sector housing in terms of total supply and quality, price and affordability of housing and services depends on these key areas and perhaps on other intervening factors. Specifically, the actual production of housing units and associated services is one of the key objectives of public housing provision which aims at increasing decent and affordable housing stock within a country, state or locality. However, evidence from literature review clearly shows that public housing provision in many developing countries, including Nigeria, has not recorded any impressive result in marching housing production to housing demand, as there are huge housing supply deficits in many less developed countries (Rondinelli, 1990; Mukhija, 2004; Sengupta amd Ganesan, 2004; Olotuah, 2010). It is on this basis that the paper contends that the myriad of challenges militating against optimum performance of public housing in developing countries deserve proper investigation for appropriate solutions.

CONCEPT OF PUBLIC HOUSING

Matthew (2011) public housing may be a form of housing tenure in which the property is owned by a government authority, which may be central or local. Social housing is an umbrella term referring to rental housing which may be

owned and managed by the state, by non-profit organizations or by a combination of the two, usually with the aim of providing affordable housing. Social housing can also be seen as a potential remedy to housing inequality. Some social housing organizations construct for purchase, particularly in Spain and to an extent elsewhere. The burgeoning housing supply deficit in Nigerian which as at 2008 was put at over 15 million housing units (Onwuemenyi, 2008) for instance, has been blamed on low productivity in public.

CONCEPT OF PROJECT EXECUTION

Project execution (or implementation) is the phase in which the plan designed in the prior phases of the project life is put into action. The purpose of project execution is to deliver the project expected results (deliverable and other direct outputs). Typically, this is the longest phase of the project management lifecycle, where most resources are applied.

During the project execution the execution team utilizes all the schedules procedures and templates that were prepared and anticipated during prior phases. Unanticipated events and situation will inevitably be encountered, and the project manager and project Team will have to deal with them as they come up.

In the standard division of project management discipline this phase is called "Project Execution and control", the term "control" is included here because execution is not a blind implementation of what was written in advance but a watchful process where doing things goes a long with understanding what is being done, and re-doing it or doing it differently when the action does not fully correspond to what was intended. This "control" is an integral part of project management and is a necessary task of the project manager.

When the whole team is close-knit control, monitoring and evaluation move hand in hand supporting and giving added value to each other. A possible way of different rating project control by project evaluation is to say that while "control" is done by the project manager (that include monitoring of subordinates and self evaluation) evaluation is generally done directly or through a group by the line manager of the project manager and is an activity occurring in the "shared field" between project and programme management. Wikibooks 2015.

FACTORS TO BE CONSIDERED IN EXECUTION OF PUBLIC HOUSING PROJECT

These issues are all important for good project management. The primary objectives of cost performance and time are clear benchmarks against which to judge success or failure when (or soon after) a project is finished and handed over to the customer. The project manager needs to understand what each of these objectives implies and how the three can interrelate with each other.

THE COST OBJECTIVE

Every project should be controlled against detailed cost budgets to ensure that the expenditure authorized in its contract or charter is not exceeded. Failure to complete work within the authorized budget will reduce profits and the return on the capital invested, with risk of a more serious (even terminal) financial outcome in extreme cases.

Most projects are undertaken with the expectation of benefits either on completion or later in their life history. However, there are many projects where there is no initial profit motive. Here are some examples:-

- ❖ Pure scientific research programmes;
- ❖ Fieldwork and other projects carried out by charitable organizations (with the exception of fundraising projects));
- ❖ Local or National Government projects that are paid for from public funds;
- ❖ Other work carried out by organizations in the not - for - profit sector.

However, even when there is no profit motive, strict attention to cost budgets and financial management is usually vital. A project might have to be abandoned altogether if funds run out before completion, in which case the money and effort already invested become forfeit and must be written off. In extreme circumstances over - expenditure could even cause the end of the organization responsible.

THE PERFORMANCE (OR QUALITY) OBJECTIVE

Quality has often been used as an alternative (but less satisfactory) name for the performance project objective. General understanding of product quantity conjures up several things in our imagination. Perceived quality

characteristic will depend on the nature of the nature of the project or product, but here are a few general examples:

- ❖ Performance at least equal to the specification
- ❖ Reliability and freedom from malfunction!
- ❖ Long useful and economic life;
- ❖ Safe! Posing no unintentional threat of harm to living creatures (the adjective “unintentional” is used here to accommodate, for example, projects carried out by arms manufacturers, pesticide companies and mousetrap manufacturers);
- ❖ Low operating and maintenance costs;
- ❖ Comfort and a pleasant impact on the human senses (sight, smell, taste, touch, hearing);
- ❖ Environmentally friendly.

THE TIME OBJECTIVE

Actual progress has to match or beat planned progress, in all significant stages of the project will not please the project purchaser or sponsor, to say the least. Consistently failing to keep delivery promises cannot enhance the contractor’s market reputation. Further, any project that continues to use resources beyond its planned finish date can have a knock - on effect and disrupt other projects that are either progress or waiting to follow.

A common risk to projects is failure to start work on time very long delays can be cause by procrastination, legal or planning difficulties, Shortage of information, lack of funds or other resources and a host of other reasons. All of these factors can place a project manager in a difficult or impossible position. A project not started on time can hardly be expected to finish on time. BRADLEY, G., (2010).

TYPES OF PUBLIC HOUSING PROJECT

Houses can be built in a large variety of configurations. A basic division is between free-standing or single – family houses and various types of attached or multi-user dwellings. Both may vary greatly in scale and amount of accommodation provided. Some of the terms listed are only used in some parts of the English – speaking world.

- (i) **A-frame:** so – called because of the appearance of the structure, namely sleep roofline.

- (ii) **Addison house:** a type of low cost house with metal floors and cavity walls made of concrete blocks, mostly built in the United Kingdom and in Ireland during 1920 through 1921 to provide housing for soldiers, sailors and airmen who had returned home from the First World War.
- (iii) **Airey house:** a type of low – cost house that was developed in the United Kingdom during the 1940s by Sir Edwin Airey, and then widely constructed between 1945 and 1960 to provide housing for soldiers, sailors and airmen who had returned home from World War II.
- (iv) **Tenement:** a multi-unit dwelling of frame construction, quite often brick veneered, made up several (generally many more than four to six) apartments (i.e. a large apartment building) that can be up to five stories.
- (v) **Terraced house:** since the late 18th century is a style of housing where (generally) identical individual houses are conjoined into rows a line of houses which about directly on to each other built with shared party walls between dwellings whose uniform fronts and uniform height created an ensemble that was more stylish than a “rowhouse”.

CHALLENGES IN EXECUTION OF PUBLIC HOUSING PROJECT IN NIGERIA

Frankly speaking, Nigeria’s public housing challenges is derived from a historical lack of focus on housing development. Over the years, the country has not been able to develop a viable and sustained housing finance system either because of lack of expertise, up to date and knowledgeable industry leaders especially in the policy making arms, lack of funding for relevant institutional agencies/department, political and selfish gains.

Terms of favourable policy drafting and implementation. The coming on board of the Nigerian Mortgage Refinance Company (NMRC) is a commendable step towards scratching the surface of this challenge.

LAND LAWS

Another distinguishing challenges of housing finance is the ability to mortgage the property to secure the loan. This means that the land laws and processes (title registration, foreclosure laws, etc) have to be put in place to allow enforceability. An accurate and comprehensive land registration system is a necessary condition for effective property rights. This is largely absent in

Nigeria. However, it is important to mention that a few states have beginning to address this problem through the setting up of several land registries at the state level.

For specificity, the most qualified housing minister irrespective of which geopolitical zone he/she is from, should be a professional from a related discipline with a high ethical personality to:

- (a) Pursue the strengthening of institutional framework and effective coordination of the sector;
- (b) Vigorously undertake land reforms (with strong will), urban development, property rights and infrastructural investment that affects housing finance;
- (c) Should possess requisite knowledge to increase the efficiency and quality of housing subsidy programs that are effectively harmonized with other factors of housing production;
- (d) Roll out policies to expand and diversify market – rate housing credit;
- (e) Push for adequate laws, titling systems and strong judicial process that allows household to establish ownership of property.
- (f) Promulgate policies that will make for competitive and efficient primary mortgage markets, backed up with developed risk – sharing mechanisms like mortgage insurance, liquidity facilities, e.t.c.
- (g) Focus on the development of mortgage capital markets.

FACTORS AFFECTING PUBLIC HOUSING IN NIGERIA

The factors that are affecting public housing in Nigeria are as follows:

1. Government's intervention through direct housing construction
2. Adopted practice and system of granting loans:
3. Means of encouraging housing construction:
4. Many government housing projects were embarked upon:

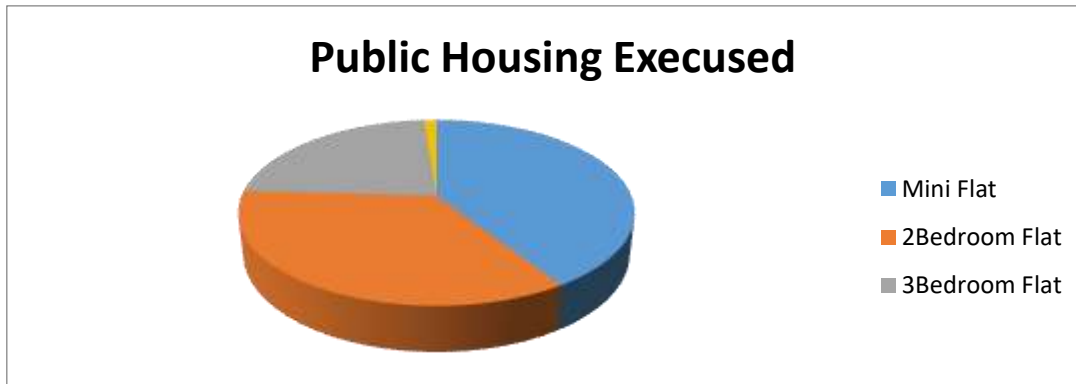
PROPERTY EXECUTED IN THE STUDY AREA

The table above illustrate the number of residential project property executed in the study area and it is converted to percentage.

<i>Residential</i>	Frequency	Percentage
<i>Miniflat</i>	35	41.2%
<i>2Bedroom Flat</i>	30	35.3%

<i>3Bedroom Flat</i>	20	23.5%
TOTAL	85	100%

SOURCE: FIELD SURVEY 2019



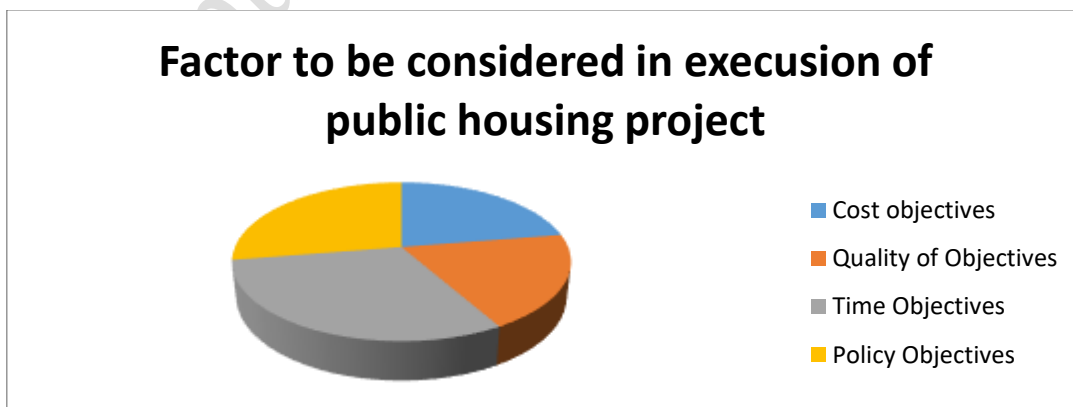
SOURCE: FIELD SURVEY 2019

FACTORS TO BE CONSIDERED IN EXECUTION OF PUBLIC HOUSING PROJECT

Table below illustrate the Factors consider in execution of public housing project

<i>FACTORS</i>	FREQUENCY	PERCENTAGE
<i>COST OBJECTIVES</i>	8	30
<i>QUALITY OBJECTIVES</i>	7	26
<i>TIME OBJECTIVES</i>	11	41
<i>POLICY OBJECTIVE</i>	1	37
TOTAL	27	100

SOURCE: FIELD SURVEY 2019



SOURCE: FIELD SURVEY 2019

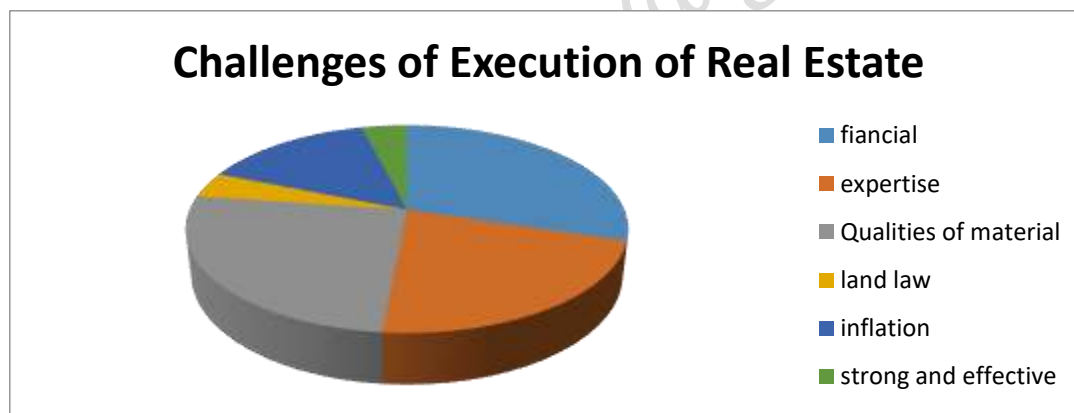
Challenge in Execution of Public Housing Project

Table below illustrate the challenge associated the execution of public housing project in Ikorodu lagos.

<i>Challenges</i>	FREQUENCY	PERCENTAGE
<i>Financial</i>	8	30
<i>Professional Expertise</i>	6	22
<i>Qualities of materials</i>	7	26
<i>Land Law</i>	1	4
<i>Inflation rates</i>	4	15
<i>Strong and Effectives</i>	1	4
<i>TOTAL</i>	27	100

SOURCE: FIELD SURVEY 2019

The chart of the table above is illustrate below



SOURCE: FIELD SURVEY 2019

SUMMARY OF FINDINGS

This study has to do with the challenges faced during the execution of public housing project in Nigeria.

Bureaucracy: This is the structure and regulation in controlling activities. This affects the execution of public housing project in Nigeria.

1. **Corruption:** This is the act of corrupting or improving integrity, virtue or moral principle.
2. **Delay in the release of fund:** This is a situation whereby the government did not release money in time for the execution of the project.

3. **Time constraint:** This occurs when the period of execution given for the project is limited.
4. Another problem is when the government did not focus on a project to be obtained before bringing up another project.

CONCLUSION

This goes to suggest that the challenges in facing the execution of public sector housing provision are related to policy formulation, institutional growth and development as well as actual production and consumption of housing units and service. Infact, Sangupta and tippel 2001) noted that the performance of public sector housing in terms of total supply and quality, price and affordability of housing and services depends on these key areas and perhaps another interfering factors.

In conclusion, it is shown in the information gathered and derived from the summary and the recommendation on the challenges affecting the execution of public housing project will enable the management to convey or control the challenges facing the execution of the public housing project with all this, it is realized that there are some challenges in execution of housing project in Nigeria which government have to take in consideration in carryout the project.

RECOMMENDATION

Having identified the challenges associated with the execution of public housing project in Nigeria, the following solutions are hereby preferred for effective execution of the project:

1. Government should focus on only one project i.e. the government should make sure that they finish one project before starting another one.
2. Minster of housing should take proper control of the project controlled by them.
3. The government should release the fund for the execution of project at the proper time without delay.
4. To give the organization enough time to execute a proper and effective project.

5. Eradication of corruption in the county is also a possible solution for adequate execution of public project.

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